

**APPENDIX L**  
**DISCRETIONARY REVIEWS PERFORMED**  
**WITHIN THE PAST 18 MONTHS**

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**APPENDIX L-1**  
**RIVERSIDE COUNTY**

<b>Appendix L-1 Riverside County</b>			
<b>Discretionary Reviews in the Past 18 Months Within a 10-Mile Radius of Proposed Project Site</b>			
<b>Project Location</b>	<b>Project Description</b>	<b>Applicant</b>	<b>Status</b>
North of 20th Avenue, East of Indian Avenue	Landscape Plans	Turna Lakhwinder Singh	Applied
North of Dillon Road, South of 16th Avenue, East of Long Canyon, and West of Corkall Road	569 Space Mobile Home Park	Lawrence McDermott	Technical Review Committee
N/A	Planning Review of Building Permit	Warner Engineering	Applied
70205 Dillon Road	Revise Permit to Extend Life of Existing Recreational Vehicle Park	Almar Acres Association Incorporated	Technical Review Committee
North of Tramway Road, South of I-10, West of Indian Avenue	Recreational Building 2,379 Square Feet	The Cove Palm Springs	Technical Review Committee
North Indian Avenue, South of Dillon Road, West of Palm Drive	102-Room Hotel with Vacant Graded Pads	Thilina Balasuriya	Technical Review Committee
North of Tramway Road, West Indian Avenue	Conversion of Golf Course to Open Space	The Cove Palm Springs	Technical Review Committee
N/A	Planning Review	Taber Plumbing Incorporated	Tentatively Approved
South of Palm Oasis Drive East of Clearwater Way, West of Coral Street	Divide 5.4 Ac Into 19 Sfr - Schedule "A"	Oupa Incorporated	Technical Review Committee
Mountain View Drive	Expand Equestrian Facility	Gerald Thissen	Technical Review Committee

<b>Appendix L-1 Riverside County</b>			
<b>Discretionary Reviews in the Past 18 Months Within a 10-Mile Radius of Proposed Project Site</b>			
Project Location	Project Description	Applicant	Status
North of 20th Avenue, South of 18th Avenue, East of Palm Drive, West of Bubbling Wells Road	Divide 165.4AC into 512 Lots Vesting Map	Pulte Homes Corporation	Technical Review Committee
N/A	Plan Review	Lawrence Castro	Tentatively Approved
North of I-10, South of 19th Avenue, East of Indian Avenue, West of Little Morongo Road	Restaurant-Starbucks 1,760-Square-Foot Building W/Drive Through	Henry Olivier	Technical Review Committee
N/A	Planning Review For Pmt Bnr060162	Thilina Balasuriya	Applied
North of Dillon Road, East of Indian Avenue, West of Little Morongo Road	Story Building 34,450 Square Foot/Two- 12,000-Square-Foot/One-7,200-Square- Foot	Hardy Pierce	Technical Review Committee
East of Palm Drive, South of 18th Avenue	Divide 193 Acres into 825 Square Feet Lots	Hunsaker & Associates	Technical Review Committee
North of Dillon Road, South of Avenue 14, East of Indian Avenue	Expand Life & Existing Recreational Vehicle Park Fr 197 To 382 Spaces	Two Springs	Technical Review Committee
North of Dillon Road East of Avenida Manzana	Divide 36 Acres into 148 Residential Lots	A&S Investments Property	Technical Review Committee
North of Aurora Road, South of Dillon, East of Silver Moon Trail, West of Johnson	Add 3 Acres and 50 Recreational Vehicle Spaces To Existing Recreational Vehicle Park	Mark Richards	Technical Review Committee
East of Merganzer Trail	Class I Kennel (5-10 Dogs)	David Mosdale	Applied

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Project Location	Project Description	Applicant	Status
N/A	Planning Review	Michael Hurst	Applied
North of Dillon Road, South of Pierson Boulevard, East of Indian Avenue, West of Palm Drive	6,909-Square-Foot Church With Classrooms, Kitchen, Storage Area	G & W Builders Incorporated	Applied
East of Corkill Road, South of Dillon Road	Extend Life of Existing Recreational Vehicle Park	Steven Pendergast	Technical Review Committee
9160 Whitewater Canyon Road	Recreational Lake and Camp	The Wildlands Conservancy	Technical Review Committee
North of Warwick Drive, South of August Avenue, East of Clubhouse Boulevard	Repair/Improve Existing Lake and Golf Course	Mission Lakes Country Club	Technical Review Committee
West of Indian, South of Pierson Boulevard	Remodel Exist Food Store and Car Wash	Brian Edwards Roads	Applied
North of Avenue 20, South of Avenue 19, East of Indian Avenue, West of Calle De Los Romos	Three Industrial/Commercial Buildings and Recreational Vehicle Storage	BTS Partners- II	Technical Review Committee
North of Dillon Road, East of Little Morongo Road	50 × 100 Metal Building	Richard Hemphill	Applied
South of Pierson Boulevard, East of Serendipity Road	Construct 4,500-Square-Foot Church	Desert Christian Fellowship	Applied

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North of Avenue, 19 South of Clifton Street, East of Langlois Road	Add Vehicular Access Gate to Recreational Vehicle/Mobile Home Park	Jim Shrope	Approved
North of Ave 16 East of Indian Avenue	Install Two 97-Foot Meteorological Towers	Pacific Wind Development	Approved
North of Dillon Road West of Avenue 14 East of Indian Avenue	Extend Life of Existing 224-Space Recreational Vehicle Park	Two Springs Membership Club	Approved
North of 18th Avenue South of Dillon Road East of Bubbling Wells West of Mountain View Road	Unmanned Wireless Telecom Facility W/ 70-Foot Monopine	Alcoa Wireless Services	Approved
North of 18th Avenue South of Dillon	Landscape Plan	C & P Products Inc	Approved
North off Avenue 16 East of Hwy 62	Increase Height of Met Towers From 30 to 60 Meters	Dillon Wind LLC	Approved
South of Overture Dr	Combine Space 194/195 for 30 × 66 Mobile Unit	Sun Canyon Estates	Approved
South of Highway 111, East of I-10, West of Angel Canyon	Adjusts Mobile Home Space Nos. 195/196/197 For Larger Home	Santiago Sun Canyon Estates	Approved
South of Overture Drive, West of Parkmead Drive	Adjust Mobile Home Space Nos. 191 & 192	Santiago Sun Canyon Estates	Approved

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North of Paul Drive, South of Varner Road, East of Indian Avenue, West of Date Palm Drive	Signs: Monument/Canopy/Canopy Fascia & Spanners	Greg Hohn	Approved
Source: Rock, 2007.			

**APPENDIX L-2  
PALM SPRINGS**

<b>Appendix L-2 Discretionary Reviews Performed by City of Palm Springs Within the Past 18 Months</b>			
<b>Project/Title</b>	<b>Project Description</b>	<b>Applicant</b>	<b>Status</b>
156 at Tahquitz pd-232	Final Planned Development 232 and Tentative Tract Map 33341 for the re-subdivision of 24 acres and construction of 156 condominiums at 2705 East Tahquitz Canyon Way. <i>Residential</i>	Greg Trousdell	In Plan Check
43 at Racquet Club	The subdivision of 4.69 acres to build 43 single-family residences at the NWC of Racquet Club and Zanjero Roads. <i>Residential</i>	Dennis Cunningham	Under Construction
803 North Palm Canyon	The subdivision of 0.55 acres for a mixed-use Planned Development District that includes commercial, retail, parking, and two-story residential condominium townhouses at 803 North Palm Canyon Drive. <i>Residential/Mixed Use</i>	Wallace Hrdlicka	Approved City Council, Plan Check near completion
Airport Park Plaza Office Building	The construction of two 2-story office buildings with an approximate square footage of 29,740 square feet at 265 North El Cielo Road. <i>Commercial/Office</i>	Eric Hittelman	Approved, in Plan Check
Alcoa Wireless/Methodist Church	Proposed unmanned, wireless, telecommunications facility at rear of property on the SEC of 1555 East Alejo Road. <i>Commercial/Services</i>	Jake Finney	In Plan Check
Alcoa Wireless For Sprint Nextel	Conditional Use Permit and Variance for height of a 52-foot-high unmanned, wireless, telecommunications facility at 515 Industrial Place. <i>Commercial/Services</i>	Jacob Finney	Pending Initial Review
Alta	A gated, 67-unit, single-family subdivision on 29.54 acres at the northeast corner of South Palm Canyon Drive and Acanto Drive. <i>Residential</i>	Frank Eder	Under Construction
Annexation	Proposed annexation of approximately 29.93 acres (3 parcels) on the southwest side of Highway 111 Northwest of Tramway Road. <i>Residential</i>	Rod Deszczx	In Process
Apartment Complex	Conversion of property from single-family to a five-unit apartment complex and new lot size of 25,530+ square feet between 204 and 272 Via Olivera Street. <i>Residential</i>	Ladd Cameron	Pending Initial Review

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Aqua Villas	Request for the development of an approximately 7,200-square-foot, three-unit condominium building to be located at 551 East Vista Chino Road. <i>Residential</i>	Milan Lojdl	In Plan Check
Aqua Villas #2	The construction of four condominium town homes ranging from 2,643 square feet to 2,713 square feet with subterranean parking at 551 East Vista Chino. <i>Residential</i>	Milan Lojdl	Pending Initial Review
Art Colony/Burnett Companies	The redevelopment of an existing shopping mall, mixed-use/live work units, 71 SFR/zero lot line, multi-family homes south of Racquet Club Road and east of North Palm Canyon Drive. <i>Mixed Use</i>	Bryan Lucas	In Process
Art Colony/Burnett Companies	A request for an amendment to the Circulation Element of the Palm Springs General Plan to delete the portion of Zanjero Road between Racquet Club Drive and Olivera Street. <i>Mixed Use</i>	Brian Lucas	Pending City Council Approval
Avalon/Palm Springs Village	Request for a time extension for the approval of Tentative Tract Map 31848, a Planned Development for the subdivision of 309 acres into 1,239 single-family lots and multi-family lots, golf course, clubhouse, pool, spa, tennis courts, and a park at North Avenida Caballeros and San Rafael Drive. <i>Residential</i>	Lauren Dalessio	Pending Initial Review
Baristo Lofts	Proposed subdivision of 0.678 acres for a condominium map. <i>Mixed Use</i>	John Wessman	Pending Initial Review
Baristo Lofts	Planned Development District application for a four-story mixed-use development (4,200 square feet of commercial building) with 24 condominium units on three new floors, pool on roof, a gym on level 3, existing building to be converted into restaurant including underground parking. (HSPB nominated this building for Class 1 Historic Site designating at December 12, 2006 meeting). <i>Mixed Use</i>	John Wessman	In Process

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Bell Enterprises	A combined manufacturing and office building "Tramway Industrial Center" with towing service with a lot area of 64,680 square feet. <i>Commercial/Industrial</i>	David Bell	Approved - pending construction
Bera West Warehouse #2	Construction of a 5,000-square-foot commercial warehouse one-story high at 245 Radio Road. <i>Commercial/Industrial</i>	Mario Berardi	In Process
Bera West Warehouse #3	Construction of a 5,000-square-foot commercial warehouse one-story high at 265 Radio Road. <i>Commercial/Industrial</i>	Mario Berardi	In Process
Berardi Warehouse	A 4,000-square-foot warehouse and equipment yard at 245 Radio Road. <i>Commercial/Industrial</i>	Mario Berardi	Approved
Berardi Warehouse	A 5,657-square-foot warehouse and office building that includes an open equipment rear yard at 285 Radio Road. <i>Commercial/Industrial</i>	Mario Berardi	Approved
Biltmore	A subdivision of two parcels (3.25 acres & 8.24 acres) for a Planned Development District of 19 single-family detached residences and 133 condominiums at 1000 East Palm Canyon Drive. <i>Residential</i>	Garth Erdossy	Under Construction
BMW of Palm Springs	General Plan Amendment to vacate existing frontage road along East Palm Canyon Drive ending at Cherokee Way for a private front road for a new automotive sales and service facility on 8.78 acres of vacant land at 3919 East Palm Canyon Drive. <i>Commercial/Industrial</i>	Chris Hector	Under Construction
Burgess Warehouses	Four 5,000-square-foot warehouse east office units on 1.20 acres at 3585 & 3591 Del Sol Road and 3540 and 3560 Anza Road. <i>Commercial/Industrial</i>	Frank Burgess	Approved – In Plan Check
Camelot Theatres	Construct an additional 200-seat theatre at the north end of the Camelot Theatres complex at 2300 East Baristo Road. <i>Commercial/Services</i>	Jason Bruecks	Approved

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Canyon South Specific Plan	General Plan Amendments and revisions to Canyon Park Resort and Spa Specific Plan to move hotel location to the southeast corner of South Palm Canyon and Murray Canyon Drives. <i>Hotel/Mixed Use</i>	Fred Razzar	Approved City Council
Casa Verona	The subdivision of a 6.1-acre parcel of land into 25 lots on Verona Road between Verona Road Extension on the east and the Whitewater Country Club property on the west — contingent on a zone change from 0-5 to R1D. <i>Residential</i>	John Sanborn	Approved City Council
Clean Energy	Lessee of City of Palm Springs, for a compressed natural gas (CNG) vehicle fueling station upgrade to decrease fueling time and increase fuel island access for taxicabs, vans, etc., at 310A North El Cielo Road. <i>Commercial/Industrial</i>	Jim Sorenson	In Process
Colony Palms Condos	A subdivision to build four single-story condominiums at 635 West Chuckwalla Road. <i>Industrial</i>	Kenneth Bernard	Under Construction
Colony Palms Hotel	Addition of 13 guest rooms to an existing 45-room hotel and the reconstruction of a one-story building with partial basement to house restaurant at 572 North Indian Canyon Drive. <i>Industrial</i>	David Dixon	Approved – Under Construction
Commercial/ Industrial Building	The development of a 7,925-square-foot commercial/ industrial building for warehouse and office use at 19440 Newhall Street, Lots 60 and 61. <i>Commercial/Industrial</i>	Paul C. Taylor	In Plan Check
Commercial Buildings	Two 40,000-square-foot buildings at 19071 McLane Street. <i>Commercial/Industrial</i>	Tim Buntain	Under Construction
Condominiums	Construction of a residential condominium single-story duplex of approximately 2,400 square feet at 510 Mel Avenue. <i>Residential</i>	Barry Loud	Approved Planning Commission
Contempo/Alexander Cc Estates	Requesting an amendment to the Final Development Plan involving the elimination of two of nine home types in the 25-home development, with these changes affecting six total lots (Lots 3, 4, 7, 10, 15, and 16) at Whitewater Club Drive.	Lance O'Donnell	Approved Planning Commission

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Contempo/Alexander Village	Proposed subdivision of 3.42 acres into ten lots north of Via Escuela and west of North Gene Autry Trail. <i>Residential</i>	Edward Torres	Approved City Council
Contempo Homes	Development of 11.35 acres to build 39 three-bedroom single-family homes north of East Vista Chino Road and west of North Gene Autry Trail at Verona Road. <i>Residential</i>	Edward Torres	Approved City Council
Cottages At Smoke Tree Ranch	The subdivision of 39.93 acres into 50 single-family residential lots ranging in size from 6,900 to 25,000 square feet at 1800 South Sunrise Way. <i>Residential</i>	Tracy Conrad	Approved
Coyote Run II	A 66-unit affordable-apartment development on 7.71 acres at 3801 North Sunrise Way. <i>Residential</i>	Coachella Valley Housing Coalition Planning Services	Recently Completed
Crescendo	The subdivision and Planned Development of 42.2 acres of vacant land into 79 single-family residential lots between East Racquet Club Road, Tramway Road, and Vista Grande. Final map in plan check. EIR is being prepared. <i>Residential</i>	John Wessman	Pending Draft EIR
Del Taco Restaurant	Reconstruction of existing building for a Del Taco Restaurant with drive-through at 102 North Sunrise Way. Variances approved by City Council. <i>Commercial/Services</i>	James M. Middleton	In Plan Check
Desert Aids Project Health & Housing Campus	A 31,422-square-foot family care center and 85 transitional housing units on 8.5 acres at the southwest corner of East Vista Chino Road and North Sunrise Way. <i>Community Projects</i>	Margie Francia	Under Construction
Desert Chapel	Request for a 2-year extension of Tentative Tract Map 28308 to create eight single-family lots of 8,181 or more square feet and three professional office lots under "P" zone standards at the northwest corner of South Sunrise Way and East Sunny Dunes Road. <i>Mixed Use</i>	Frank Marshall	Approved City

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Desert Oasis Industrial Lofts	The construction of 58 "For Sale" service and manufacturing industrial lofts with an approximate square footage of 125,00 square feet inclusive of 7 buildings at 400 West San Rafael Road. Pending hydrology and traffic studies and reviews. <i>Commercial/Industrial</i>	Chris La Fornara	Approved Planning Commission
Desert Shadows Inn	Demolition of the existing hotel to be replaced with 38 condominium units and community/ recreation/ administration building at 1533 Chaparral Road. <i>Residential</i>	Stephen Payne	Pending Initial Review
Desert Springs Professional Office Park	Six one-story office buildings on 6.75 acres at East Ramon Road, Calle Parocela, and Calle Santa Cruz. <i>Commercial/Office</i>	Brown & Weiner	Near Completion
Desert View East	A 5,108-square-foot warehouse East office building at 19024 Ruppert Street. <i>Commercial/Industrial</i>	Tom Halleck	Approved Planning Commission
Desert View East	A 5,108-square-foot warehouse East office building at 19070 Ruppert Street. <i>Commercial/Industrial</i>	Tom Halleck	Approved Planning Commission
Desert View East	A 5,108-square-foot warehouse East office building at 19021 Newhall Street. <i>Commercial/Industrial</i>	Tom Halleck	Approved Planning Commission
Desert View East	A 5,108-square-foot warehouse East office building at 19069 Newhall Street. <i>Commercial/Industrial</i>	Tom Halleck	Approved Planning Commission
Desert View East	A 5,108-square-foot warehouse East office building at 19115 Newhall Street. <i>Commercial/Industrial</i>	Tom Halleck	Approved Planning Commission
Desert Water Agency	A 4,500-square-foot addition to an office/industrial facility and a new 3,600-square-foot stand-alone warehouse at 1200 South Gene Autry Trail. <i>Commercial/Industrial</i>	Dave Luker	Approved Planning Commission

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Destinatino Ramon (Wal-Mart)	A 275,000-square-foot retail shopping center on 31.12 acres that includes a 225,000-square-foot Wal-Mart store, a gas station, and a number of additional pads ranging in size from 3,000 to 20,000 square feet at the southwest corner of East Ramon Road and Crossley Street. <i>Commercial/Retail</i>	Stan Rothbart	Completed
Destination Ramon West	Development of a 6.75+ acre retail center as an extension of existing Lowe's Center sharing a common entry, consisting of 50,000+ square feet of anchor tenant buildings and two 6,000-square-foot pad buildings at the southeast corner of East Ramon Road and Gene Autry Trail. <i>Commercial/Industrial</i>	Joe Marinko	Pending Initial Review
Destination Ramon West	Subdivision of commercial parcel into 4 parcels for the development of a 6.75+ acre retail center at the southeast corner of East Ramon Road and Gene Autry Trail. <i>Commercial/Retail</i>	Joseph G. Marinko	Pending Initial Review
Dillon Wind Energy	Development of five one-megawatt WECS with underground electrical collector cables north of Interstate 10 and south of Dillon Road. Pending review and approval of variance to extend height limit by 27 feet. <i>Commercial/Industrial</i>	Andrew Linehan	In Process
Draft 2007 Comprehensive Update Of The Palm Spring General Plan	To consider the Draft 2007 Comprehensive Update of the Palm Springs General Plan and related Draft Environmental Impact Report.	City of Palm Springs	04/25/07 - Plan. Comm. Mtg.
Duplex	Conversion of one-half of an existing multi-use building into two apartment units at 1800 Smoke Tree Lane. <i>Residential</i>	Robert Gattinella	In Plan Check
Duplex Addition	Addition of a three-bedroom unit to existing multi-family dwelling with future casita at 753 Cottonwood Road. <i>Residential</i>	Desiree Thomas	Pending Initial Review
Duplex Condominium	A proposed two-unit (1,600 square feet each), single-story, residential condominium at 2652 Junipero Avenue. <i>Residential</i>	Kenneth Bernard	Under Construction

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Eagle Canyon Project	The subdivision of 80 acres of a 117-acre parcel into 75 single-family units, 155 town homes, and an activity center near Indian Canyons west of the Canyon. <i>Residential</i>	Jim Watson	Approved City Council
Edith Toor	Request for extension of time for Tentative Tract Map 28668, a six-lot tract map on a 5+ acre site at Rose Avenue and Coronado Avenue. <i>Residential</i>	Edith Toor	Pending Approval by City Council
Fairfield Resorts/Star Canyon	A request for a 2-year time extension for a 254-unit timeshare facility on 11.41 acres near the northwest corner of South Palm Canyon Drive and Mesquite Avenue. Under new ownership — plans pending. <i>Hotel/Mixed Use</i>	Fernando Villa	Plans Pending
Familian Business Park	A proposed, two-building, commercial business center with separate self-storage on 4.5 acres at 1066 North Gene Autry Trail. <i>Commercial/Industrial</i>	Michael Chait	Approved Planning Commission
Familian Business Park	A proposed, two-building, commercial business park on 3.5 acres at 890 North Gene Autry Trail. <i>Commercial/Industrial</i>	Michael Chait	Approved Planning Commission – 4/11/07
Familian Business Park	To allow a reduced yard in a proposed commercial industrial development (39,489 square feet inclusive of two buildings) on a M1P-zoned lot from 100 feet to 39 feet along the north boundary, and from 100 feet to 54 feet along the eastern boundary. <i>Commercial/Industrial</i>	Michael Chait	Planning Commission – 4/11/07
Familian Business Park	To allow a reduced yard in a proposed commercial industrial development (48,353 square feet inclusive of three buildings) on a M1P zoned lot from 100 feet to 46 feet along the eastern boundary, and from 100 feet to 36 feet along the southern boundary. <i>Commercial/Industrial</i>	Michael Chait	Approved Planning Commission
Four-Plex	Proposed construction of four units (2 bedrooms each, 1,130 square feet) at 563 El Placer, Lot 20. <i>Residential</i>	Enrique Rodriguez	Approved–Pending Construction

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Four-Plex	Proposed construction of four units (2 bedrooms each, 1,130 square feet per unit) at 549 El Placer, Lot 22. <i>Residential</i>	Enrique Rodriguez	Approved – Pending Construction
Four-Plex	Proposed construction of four units (2 bedrooms each, 871.50 square feet per unit) at 3760 Calle De Carlos, Lot 18. <i>Residential</i>	Enrique Rodriguez	Approved – Pending Construction
Four-Plex	Proposed construction of four units (2 bedrooms each, 871.50 square feet per unit) at 4022 Calle De Carlos. <i>Residential</i>	Enrique Rodriguez	Approved – Pending Construction
Four-Plex Apartment Building	A proposed four-plex apartment project (980 to 993 square feet each unit) at 3889 Calle De Ricardo. <i>Residential</i>	Gergis Yousef	Approved – Pending Construction
Gattuso Pool Corporation	Proposed construction of a 1,380-square-foot warehouse at 667 Eugene Road. <i>Commercial/Industrial</i>	Gary Gattuso	Application Incomplete
Gordon Elkins, et al.	Conversion of a four-unit apartment building to condominium units at 993 East Parocela Place. <i>Residential</i>	Bruce R. Ostrander	Approved Pending Final Map
Hanson House	A 66,822-square-foot hospital hospitality home on 1.53 acres for families of critically ill and injured patients in the Desert Regional Medical Center at 380 East Paseo El Mirado. <i>Community Projects</i>	Dr. Frank Ercoli	In Plan Check
Happy Valley LLC/Marquis Timeshares	Eighty-six vacation ownership units, pool, spas, and underground parking on 1.8 acres between East Arenas Road, East Tahquitz Canyon Way, Calle El Segundo, and Calle Encilia. <i>Hotel/Mixed Use</i>	Happy Valley LLC	Approved, In Plan Check
Holiday Inn	Exterior renovation of existing Ramada Inn to be re-flagged as Holiday Inn, new landscape scheme, entry canopy, colors, and stair enclosures at 1800 East Palm Canyon Drive. <i>Hotel</i>	Richard Diehl	Approved, in Plan Check
Howard Johnson Hotel	Construction of a restaurant and additional hotel rooms (formerly the Hampton Inn) at 2000 North Palm Canyon Drive. <i>Hotel</i>	Don Lim	In Plan Check
Iglesia La Luz Del Mundo Pro-Activi	Expand existing building to use as a church, add 2,227 square feet for a pastor's home, offices, and sanctuary at 3989 North Indian. (Contact: 1500 East San Rafael Drive). <i>Community Projects</i>	Hernan Licea	In Plan Check

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Indian Avenue Name Change	Proposal to change the name of Indian Avenue to North Indian Canyon Drive along the section road within the Palm Springs city limits that is located north of Interstate 10 to 18th Avenue. <i>Commercial/Industrial</i>	Jessica Haws	Pending Initial Review
Indian Canyon Homes	Construction of a 4,044-square-foot single-family residence at 3151 Casa Bonita. <i>Residential</i>	Phil Richardson	Under Construction
Indian Canyon Homes	Construction of a 4,886-square-foot single-family residence at 3154 Casa Bonita. <i>Residential</i>	Phil Richardson	Under Construction
Indian Canyon Homes	Construction of a 4,044-square-foot single-family residence at 3177 Las Brisas Way. <i>Residential</i>	Phil Richardson	Under Construction
Indian Canyon Homes	Construction of a 4,345-square-foot single-family residence at 3189 Las Brisas Way. <i>Residential</i>	Phil Richardson	Under Construction
Indian Manor	Renovation of existing 26-unit non-operating hotel into a 20-room hotel at 784 North Indian Canyon Drive. <i>Hotel</i>	James Cioffi	Under Construction
Indian Manor Hotel	A request for a Conditional Use Permit for an upscale restaurant in the Indian Manor Hotel at 784 North Indian Canyon Drive. <i>Hotel</i>	Felipe Castaneda	Withdrawn application
Indian Oasis Business Park	The development of two industrial lots into a retail and office complex of two compatible buildings with an approximate square footage of 23,500 square feet at 921 Crossley Road, at Sunny Dunes, Indian Springs, and Rio Blanco. <i>Commercial/Retail</i>	Ernest Noia	Pending Initial Review
Industrial Storage Building	A 2,520-square-foot industrial storage building at 256 San Rafael Place. <i>Commercial/Industrial</i>	Mario Berardi	Under Construction
Ironwood	A proposed condominium map for the development of twelve, 2-bedroom/2.5-bath condominium units at 720 and 750 South Calle Palo Fierro. Pending Building/Engineering Plan Check and Final Map. <i>Residential</i>	Lawrence Cornell	Approved

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Jack In The Box	Proposal for a "Jack in the Box" drive-through restaurant on Pad "D" in "The Springs Shopping Center" at the northeast corner of Gene Autry Trail and East Ramon Road. <i>Commercial/Services</i>	Steve Schneider	In Plan Check
Junipero Condominiums I	A proposed four-unit, single-story residential condominium (1,400 square feet each) at 2790 Junipero Avenue, Lots 35 & 36. <i>Residential</i>	Kenneth Bernard	Under Construction
Junipero Condominiums Iii	A proposed four-unit, single-story (1,400 square feet), residential complex at 2240 Junipero Avenue, Lots 41 & 42. <i>Residential</i>	Kenneth Bernard	Under Construction
K. Hovnanian's Four Seasons @ Palm Springs	A subdivision of 24 acres into 70 single-family residential lots. <i>Residential</i>	Don Thompson	Approved City Council
K. Hovnanian's Four Seasons at Palm Springs	A subdivision of 24 acres into 70 single-family residential lots at 4000 North Sunrise Way and Whitewater River. <i>Residential</i>	Don Thompson	Approved City Council
K. Hovnanian's Four Seasons at Palm Springs	A request for a General Plan Amendment to revise the end designation for the 7-acre parcel that is included as part of Tentative Tract Map 31525. <i>Residential</i>	Andy Fraser	Pending Initial Review
K. Hovnanian's Palm Springs II	A 174-unit, single-family, residential subdivision on 46+ acres at 3801 North Sunrise Way. <i>Residential</i>	Don Thompson	Under Construction
Khalil Ailabouni	Development of a ground-level retail building of approximately 14,151 square feet with a second-level office component (6,089 square feet) at 3201 North Indian Canyon Drive. <i>Commercial/Industrial</i>	Khalil Ailabouni	Approved Planning Commission
La Casita Restaurant	A Conditional Use Permit to allow additional entertainment, karaoke, dancing, live music and DJ entertainment to existing program and extend the hours from 9:00 p.m. through 2:00 a.m. at 100 South Indian Canyon Road. <i>Commercial/Services</i>	Simon Moore	Approved Planning Commission

<b>Appendix L-2 Discretionary Reviews Performed by City of Palm Springs Within the Past 18 Months</b>			
<b>Project/Title</b>	<b>Project Description</b>	<b>Applicant</b>	<b>Status</b>
Laurich Properties, Inc.	A General Plan Amendment of the Section 14 Specific Plan to allow drugstores with prescription pick-up windows and banks with drive-through teller facilities with a Conditional Use Permit and general retail uses with a Conditional Use Permit in the RA zone of Section 14, and specifically at the southwest corner of East Tahquitz Canyon Way and South Sunrise Way. <i>Commercial/Retail</i>	Hank Gordon	5/23/07 - Plan. Comm. Mtg.
Lily Of The Valley Worship Center	Replace a 7,980-square-foot existing church with a 15,342-square-foot facility that includes a sanctuary, offices, teaching areas, and two communal areas at 200 Oasis Road. <i>Community Projects</i>	John R. Trueblood	In Plan Check
Luminaire	Final PDD approval of 62 single-family unit, one- and two-story residences on 13.11 acres at 1900 Araby Drive. <i>Residential</i>	Robert Perryman	Under Construction
Macrina Court Villas	Request for a one-year extension from March 16, 2007 to March 16, 2008 for Tentative Tract Map 32378 (an 11-unit complex of two-story condominiums with attached garages on 0.9 acre. Project has been approved and is for sale. Construction pending on sale of property). <i>Residential</i>	James Bruno	Pending Initial Review
Marvin Oates Trust	Requesting an authorization to sign Waiver of Parcel at 19071 & 19753 McLane Street. <i>Residential</i>	Fulton T. Buntain	Pending Initial Review
Matthew Place, LLC	The subdivision of 9.62+ acres to build 58 single-family, attached, condominium homes at Matthew Drive and Linden Drive (4455 Matthew Drive). <i>Residential</i>	Geoffrey Payne	Under Construction
Medical Office Addition	An 8,000-square-foot addition to an existing medical office building at 1180 North Palm Canyon Drive. <i>Commercial/Office</i>	Dr. Dennis Leatherman	Approved Planning Commission
Mesquite Greens Hoa & Desert Management	Subdivision of a 1.31-acre parcel for the construction of three single-family residential units at 900 South Sunrise Way. <i>Residential</i>	Samuel E. Olazabal	Approved - Awaiting SFR submissions by Applicant

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Mesquite Village	Final application for architectural approval of mixed-use development, including 80 two-story attached town homes, 22 live-work units, and 15,000 square feet of retail at 850 & 990 South Palm Canyon Drive. <i>Residential</i>	David Hilliard	In Plan Check
Mesquite Villas 03	A 45-unit, cluster residential project on 6.88 acres with open space area at West Mesquite Avenue and South Palm Canyon Drive. <i>Residential</i>	Marshall Innns	Approved City Council
Miller Industrial Map	Subdivision of 99 industrial acres into three parcels between Union Pacific Railroad and I-10 west of North Gene Autry Trail. <i>Commercial/Industrial</i>	Jim Miller	Approved
Mixed-Use Ministorage	A 76,788-square-foot office and self-storage facility on a 3.8-acre parcel at 5593 Sky Point Drive East. <i>Commercial/Industrial</i>	GHD Holdings III, In. (760) 322-3422	Approved
Monte Sereno	A gated, 89-unit, single-family subdivision on 50.49 acres at Bogert Trail and the Palm Canyon Wash. <i>Residential</i>	Tom Hill	Under Construction
Mountain Gate II	A subdivision of 46 acres into 196 lots at Highway 111 and Gateway Drive for single-family homes. <i>Residential</i>	Tom Hill	Nearing Completion of Construction
Mountain Meadows Associates	Tentative Tract Map to create a one-lot condominium map for conversion of the existing 129 apartment units (Desert Flower Apartments) into 129 condominiums at 2500 East Palm Canyon Drive. <i>Residential</i>	Scott Dupree	Under Construction
Mountain Terraces At The Legends	To establish a site plan, design standards, and guidelines for a 41-cluster condominium project with private streets at 34th and East Mesquite Avenue. <i>Residential</i>	Marshall Innns	Approved City Council
Multi-Family Residential	A two-unit (1,400 square feet each) condominium building with two-car garages at 558 Sepulveda Road. <i>Residential</i>	Moche Chalem	Approved

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<b>Project/Title</b>	<b>Project Description</b>	<b>Applicant</b>	<b>Status</b>
Multi-Tenant Office Buildings	The construction of a 29,800-square-foot, two-story office building and a 17,870-square-foot, multi-tenant single-story building at 3700 East Tachevah Drive. <i>Commercial/Industrial</i>	John Burke	Under Construction
Nextel - Bigten Mini-Storage	Installation of an unmanned telecommunications facility of stealth design with a 45-foot-high monopalm at 788 South Vella Road. <i>Commercial/Industrial</i>	Ron Ratajczak	Pending Initial Review
Nichols Building	A two-story facility with residential apartments ranging from 1,189 square feet to 2,189 square feet, a café, and approximately 6,096 square feet of retail space and covered parking, at 135 North Hermosa Place. <i>Mixed Use</i>	Steve Nichols	In Process
Oasis De Valle One	Development of a two-unit garden apartment condominium in a Santa Fe style. <i>Residential</i>	Sharon Hollicky	In Process
Oasis Plaza/"Loretta's Hideaway"	Restoration and re-use of ten hotel rooms and Oasis Tower.	Mark Ingram	Approved Planning Commission
Office Building	Construction of a 6,452-square-foot addition to existing office building at 4375 Calle De Ricardo. <i>Commercial/Office</i>	Ronald Williams	Under Construction
Office Warehouse	The construction of a 20,000-square-foot office and warehouse at 19302 Newhall Street. <i>Commercial/Industrial</i>	Tina Doulgropoulos	Approved Planning Commission
One Palm Springs	Proposed subdivision for a condominium map for the development of a 228-unit high-rise residential complex to include four nine-story towers, 64 town homes at the circumference of the site on approximately 10.619 acres at the southeast corner of Amado Road and North Avenida Caballeros. <i>Residential</i>	Candace Casey	Pending Initial Review
Orr Development	Construction of a 5,078-square-foot warehouse office building at 19116 Ruppert Street. <i>Commercial/Industrial</i>	Tom Halleck	In Plan Check

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<b>Project/Title</b>	<b>Project Description</b>	<b>Applicant</b>	<b>Status</b>
Orr Warehouse	Three industrial buildings: two at 9,157-square-feet and one at 19,199 square feet on 2.16 acres at 63-735 Orr Way. <i>Commercial/Industrial</i>	Robert Orr	In Plan Check
Ortega Apartments	Addition of two apartments and eight garages at 273 Avenida Ortega. <i>Residential</i>	Deena Brand	Approved
Palermo	Final Planned Development for a 211-unit condominium project with 10,000 square feet of retail bordered by a golf course and high-end residential town homes at the northeast corner of North Indian Canyon Drive and San Rafael Drive. <i>Residential</i>	Candace Casey	Final Map Approved by City Council
Pali House	The subdivision of one large parcel to develop 34 residential condominiums, one commercial condo unit for a nine-room hotel, and one commercial condo unit for a bar as accessory use to the hotel at 261 South Belardo Road (formerly Orchid Tree Inn). <i>Hotel/Mixed Use</i>	Avi Brosh	Approved, in Plan Check
Palm Canyon Town Homes	Sixteen condominiums on 2.69 acres at the northwest corner of South Palm Canyon Drive and Murray Canyon Drive. <i>Residential</i>	Jay Reynolds	Under Construction
Palm Desert National Bank/Amado Center	Conditional Use Permit to allow the operation of a full-service financial institution in existing vacant office facility pending completion of the Rael project at 333 North Palm Canyon Drive. <i>Commercial/Industrial</i>	Rhonda Swanson	Approved Planning Commission
Palm Hills Specific Plan	*Palm Hills Land Corp for a Specific Plan to allow a 351-room hotel, 382 vacation ownership units, 129 to 165 single-family units, and an 18-hole golf course in Palm Hills Planning Area #1 on a 1,200-acre site. *Overturned by initiative on March 8, 2005. <i>Hotel/Mixed Use</i>	Jim Schlecht	Approved City Council
Palm Mountain LLC	A gated, nine-unit, single-family, residential subdivision on 7.2 acres at Via Monte Vista and West Vista Chino. <i>Residential</i>	Peter Housley	Under Construction

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Palm Mountain Resort	Pre-application review to redevelop the existing 55-year-old 122-room Palm Mountain Resort Hotel to a 210-room luxury hotel condominium on 2.80 acres (120,537 square feet) located at 155 West Belardo Road. <i>Residential/Hotel</i>	Fred Grand	In Process
Palm Ridge, LLC	Proposed single-family residential subdivision of 35 lots with a project site area of 873,431 square feet or 20.05 acres at Ramon Road West of Belardo Road. <i>Residential</i>	Michael Hutchison	Pending Initial Review
Palm Ridge, LLC	Request that the City adopt a General Plan Amendment that would change the classification of the subject property from L-2 to L-4 and a Change of Zone request that Division 9 of the Palm Springs Municipal Code be amended by reclassifying Zone R-1-A to R-1-C for the property located on Ramon Road West of Belardo Road. <i>Residential</i>	Michael Hutchison	Pending Initial Review
Palm Springs 62 (The Colony)	A 62-lot, single-family, residential subdivision on 20 acres at the block bordered by Racquet Club Road, Via Escuela, Paseo De Anza, and North Hermosa Drive. <i>Residential</i>	Scott Lissoy	Under Construction
Palm Springs Aerial Tramway	Miscellaneous site modifications in conjunction with modernization of the Valley Tram Station at One Tramway Road. <i>Commercial/Services</i>	Rob Parkins	Phase 1 Under Construction
Palm Springs Classic/Escena	The southeast corner of East Vista Chino Road and North Gene Autry Trail, includes an 18-hole golf course, a 450-unit resort hotel or vacation ownership units, and 1,450 residential units on a 460-acre site. Extension of time for final COAs. <i>Residential</i>	Joseph Fairchild	Under Construction
Palm Springs Country Club	The development of 453 single-family detached three- and four-bedroom homes on 136+ acres at 2500 Whitewater Club Drive. <i>Residential</i>	Brian Lucas	In Process
Palm Springs Freeway Development	To request a time extension on a 2-story, 65-unit hotel with parking and signage at 610 West Garnet Avenue. <i>Hotel/Mixed Use</i>	Jack Van-der Woude	Approved

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Palm Springs Int'l. Airport Expansion	Construction of passenger screening checkpoint, holding rooms, and expansion of airport terminal to include new commuter hold-room, courtyard, passenger conveyance, and weather protection at 3400 East Tahquitz Canyon Way. <i>Commercial/Industrial</i>	Steve Zehr	Approved and In Plan Check
Palm Springs Marketplace	A 272,086-square-foot commercial/retail building on 6.24 acres at East Vista Chino Road and North Sunrise Way. <i>Commercial/Industrial</i>	Allen Sanborn	Pending Initial Review
Palm Springs Marketplace	Development of a commercial retail building with an approximate square footage of 27,600 square feet designed to look compatible with the proposed shopping center at the Southwest Corner of Vista Chino and Sunrise Way. <i>Commercial/Retail</i>	George Arce	In Process
Palm Springs Plumbing	Construction of a one-story, industrial and commercial warehouse with a fenced service yard on a 0.74-acre parcel at 1750 Executive Drive. <i>Commercial/Industrial</i>	Ted Mandinach	Approved Planning Commission
Palm Springs Racquet Club	Final Planned Development for construction of townhouses and loft building condominiums in addition to the remodeling of existing historic structures on the site of the Palm Springs Racquet Club. <i>Residential</i>	Michael R. Mueller	Final PD Approval
Palm Springs Racquet Club	A Planned Development to build 63 new units and restore existing restaurant (Bamboo Room), the Albert Frey house, and existing bungalows within the historic Palm Springs Racquet Club at 2743 North Indian Canyon Drive for multi-family living. <i>Residential</i>	Michael Muller	In Plan Check
Palm Springs Serenity Retreat	A 24-unit, assisted-living facility for the treatment of alcohol and drug abuse at 2095 North Indian Canyon Drive. <i>Residential</i>	Donald R. Ward	Approved Planning Commission
Palm Springs Transfer Station and Recycling Facility	Extension of time request for a period of two years for a 50,987-square-foot waste transfer and recycling facility on 4.85 acres at 19th Avenue, Orr Way, and McLane Street. <i>Commercial/Industrial</i>	Burrtec Waste Industries, Inc.	Under Construction

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Palm Springs View Estates Mobile Home Park	The conversion of an existing rental mobile home park of 184 units to a resident-owned park at 6300 Bolero Drive pursuant to California Government Code 66427.5 and 66428.1. <i>Residential</i>	Sue Loftin	Pending Initial Review
Palomino	Revisions to an approved 24-unit, two-story condominium project with an addition of a community swimming pool and the approval of new colors for the exterior on 2.7 acres on North Avenida Caballeros between East Alejo and East Amado Roads (Section 14 - II). <i>Residential</i>	Dennis L. Freeman	Recently Completed
Pedregal	The development of 132 attached condominiums on 13.9 acres using one- and two-story buildings at 2855 North Palm Canyon Drive and 621 Tramway Road. <i>Residential</i>	Dennis Cunningham	Approved City Council
Pedregal/Palm Springs Modern Homes	The subdivision of two parcels into four lots for 131 one- and two-story condominiums on 13.95+ acres with one custom-built home at 2855 North Palm Canyon Drive and 621 Tramway Road. <i>Residential</i>	Dennis Cunningham	In Plan Check
Port Lawrence	An amendment to Planned Development District 324 for the establishment of a Special Sign District as provided by Section 93.20.5C8 of the Palm Springs Zoning Code. The amendment would create a construction signage program for the downtown "Port Lawrence" residential/retail project located at 400 North Palm Canyon Drive. <i>Commercial/Retail</i>	Graeme Rael	Approved City Council
Preserve Estates	A gated, 17-unit, single-family residential subdivision on 18.23 acres at Via Monte Vista and Crescent Drive. <i>Residential</i>	Valari Calise	Under Construction
Privado	The development and construction of an 81-unit condominium complex of one-, two-, and three-story town homes with attached garages on approximately 7.11 acres at the northeast corner of East Amado Road and North Avenida Caballeros. <i>Residential</i>	Candace Casey	Approved City Council

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<b>Project/Title</b>	<b>Project Description</b>	<b>Applicant</b>	<b>Status</b>
Professional Office Building and Apartment	Construction of a 2,014-square-foot office and a two-bedroom apartment with covered/uncovered parking at 2679 and 2699 North Palm Canyon Drive. <i>Commercial/Office</i>	Dennis Cunningham	Under Construction
PS Avenida Caballerossan Rafael/Murano	Subdivision of 20 acres into 57 residential lots and internal streets North of Francis Drive, south of San Rafael Drive, and east of North Avenida Caballeros. <i>Residential</i>	Candace Casey	Under Construction
Rael Project/4 One 4 Palm Canyon	The proposed merger of four lots into one for a Planned Development of 116 residential condominiums and 16 work/live-in condominiums with 25,000 square feet of retail condominium space on 3.93 acres at 414 North Palm Canyon Drive. <i>Mixed Use</i>	Lawrence Rael	Approved City Council
Rainbow Vision Palm Springs	Proposed development of approximately 13.28 acres for a campus-style resort/retirement community of 186 for-sale condominiums with the availability of home healthcare service provision through a third-party provider, along with resort-style hospitality services and amenities at the corner of Matthew Drive and East Palm Canyon Drive. <i>Hotel/Mixed Use</i>	Joy Silver	Pending Initial Review
Ramon Office Building	Development of a professional office building on 1.513 acres or 65,918 square feet at 4001 East Ramon Road. <i>Commercial/Office</i>	Pam M. Touschner	Pending Initial Review
Renegade Building	Construction of three 4,225-square-foot single-family residences at 3184, 3208, and 3210 Estaban Way. <i>Residential</i>	Renegade Builders	Pending Initial Review
Research Business Center	Construction of a multi-tenant office/warehouse industrial building of approximately 35,000 square feet at 700 East Research Drive. <i>Commercial/Industrial</i>	Desmond Donnellan	In Process
Restaurant Condo Center/ Retail	An 8.76-acre subdivision, a mixed-use retail, restaurant, and 117-unit condominium center at 1112 East Tahquitz Canyon Way. <i>Mixed Use</i>	Curt Olson	Pending Initial Review

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RFC Properties	The subdivision of one 5.63-acre parcel into three lots at East Amado Road, North Avenida Caballeros, and North Hermosa Drive. <i>Residential</i>	Ken Irwin	Pending Initial Review
Rimrock Village	A Change-of-Zone from UR to R-2, General Plan Amendment, the subdivision of 18.2 acres, and a Planned Development District for 105 single-family, cluster-type residences in a gated community at H-111, Golf Club Drive, and Palm Hills Drive. <i>Residential</i>	John Wessman	Pending Initial Review
Riviera Hotel	Renovation of existing 479-room hotel, restaurant, lobby, meeting space, and a conditional use permit to add a spa to existing floor plan at 1600 North Indian Canyon Drive. <i>Hotel</i>	John Donogluie	Approved Planning Commission
Royal Desert Palms	A Planned Development District to construct six single-family residences on 1.97 acres at 310 & 320 West Vista Chino Road. <i>Residential</i>	Ed Torres	Under Construction
Saturmino Professional Park	Construct two contemporary-style office buildings on 1.83 acres at 1881 East Tahquitz Canyon Way. <i>Commercial/Office</i>	Dave Johnston	Approved Pending Plan Check
Self-Storage/Recreational Vehicle Storage Warehouse	A 127,672-square-foot air-conditioned storage facility on 4.9 acres at 1000 South Gene Autry Trail. <i>Commercial/Industrial</i>	Richard Hanson	Recently Completed
Service/Manufacturing Bldg.	Demolition of existing building and construction of a ten-unit service and manufacturing facility with adjunct improvements on a site area of approximately 44,516 square feet at 530-550 Vella Road. <i>Commercial/Industrial</i>	Shelby Strong	Approved – construction pending
Shadowrock Resort	A Planned Development for a destination resort, including an 18-hole championship golf course, golf clubhouse, future residential lots, hotel/resort, and reservoir on a 340-acre site. <i>Hotel/Mixed Use</i>	Mark Bragg	Approved City Council

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Shook Building Systems, Inc.	To build a 13,680-square-foot warehouse building for storage of "PODS" (individual portable storage units) including a 400-square-foot office area plus restrooms on Garney Avenue in North Palm Springs. <i>Commercial/Industrial</i>	Jason Wilson	Approved, in Plan Check
Signature Flight	Construction of a new executive terminal and transient hangar at Palm Springs International Airport at 250 North El Cielo Road. <i>Commercial/Services</i>	Douglas R. Wagner	Approved, in Plan Check
Single-Family Home	Construction of a 4,609-square-foot single-family home at 2101 Tuscan Road. <i>Residential</i>	Gabriel Lujan	Pending Initial Review
Single-Family Home	Request for a 5½-foot variance in the rear yard to provide for a 9½-foot rear yard setback due to a 120-square-foot existing non-permitted addition by prior owner at 1590 Paseo El Mirador. <i>Residential</i>	George Moore	Pending Initial Review
Single-Family Homes	Acanto Saddleback Homes to construct five single-family homes on five lots in Tract 29632 at 417, 461, 466, 508, and 542 Bella Cara Way (Bogert Trail and Acanto Drive). <i>Residential</i>	Acanto Partners	Under Construction
Single-Family Homes	Construction of a 4,412-square-foot luxury-size single-family home at 2110 Leonard Road. <i>Residential</i>	Gabriel Lujan	Under Construction
Single-Family Residential Subdivision	The subdivision for three single-family residences on 0.51 acre at the northeast corner of Los Feliz and Sepulveda. <i>Residential</i>	Wade Weaver	In-Plan Check, Construction Pending
Smoke Tree Commons	The subdivision of approximately 18 acres into 8 parcels within a previously approved Planned Development District 312 for commercial and retail use at East Palm Canyon Drive and Barona Road. <i>Commercial/Industrial</i>	Mike Leberman	Approved City Council
Smoke Tree Commons	A 827,640-square-foot retail/commercial project on 18+ acres at East Palm Canyon Drive and Barona. <i>Commercial/Retail</i>	Mike Leberman	In Plan Check

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Soleil Ps, LLC	Development of a 92-unit timeshare resort with two unit sizes, a 12,000-square-foot clubhouse/sales building and a major pool/spa area with a project site area of approximately 10.07 acres or 438,649 square feet at 5399 East Palm Canyon Drive. <i>Residential</i>	Kevin J. Blair	In Process
South Palm Canyon LLC	Development of a retail/residential mixed-use project of 32,420 square feet of retail space and 125 condominium units on 2.67 acres together with all related improvements at 450-490 South Palm Canyon Drive. <i>Mixed Use</i>	Brian Linnekens	Approved City Council
Spa/Massage Facility	A Conditional Use Permit to convert existing meeting room into a spa/massage room at 2000 North Palm Canyon Drive. <i>Commercial/Services</i>	YoungJa Yoo	In Plan Check
Spanish Inn	Proposal for major expansion with underground parking at 640 North Indian Canyon Drive. Conversion of 12 existing units to condominiums, and construction of 8 additional units. <i>Hotel/Mixed Use</i>	Nejat Kohan	Under Construction
Spartan Concrete & Asphalt Cutting	The construction of a commercial office building including warehouse storage and equipment staging/dispatch at a site area of approximately 20,056 square feet at 19206 McLane Street. <i>Commercial/Industrial</i>	Michael Valkis	Approved, Pending Construction
Spencer Recovery Centers/ Las Palmas Hotel	A Conditional Use Permit to operate an assisted living center and a Change of Zone request that Division 9 of the Palm Springs Municipal Code be amended by reclassifying Zone C1 to R3 for the property situated at 1404 North Palm Canyon Drive on 0.3 acres. <i>Residential</i>	Chris Spencer	In Process
Sprint/Nextel	For the installation, operation, and maintenance of a 56-foot tip-of-structure wireless telecommunications facility disguised as a palm tree pursuant to Section 94.02.00 in the M1 Zone at 3500 East Tachevah Drive. <i>Commercial/Services</i>	Veronica Arvizu	In Plan Check

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Sprint Nextel For San Rafael Ca 5308b	Expansion of existing wireless facility for two additional antennas per sector and additional equipment screened with a CMU wall and landscaping at 2101 Sahara Road. <i>Commercial/Services</i>	Jake Finney	Recently Completed
Sprint Nextel Site Ca8572/Sunrise Park	Installation, maintenance, and operation of an unmanned telecommunications facility consisting of a 61-foot monopalm, sited between palm trees at 2825 East Tahquitz Canyon Way. <i>Commercial/Services</i>	Thomas Mundl	Pending Initial Review
Starbridge Communications	Request for a height variance to allow a height of 55 feet for a monopalm situated at the rear parking lot. <i>Commercial/Services</i>	Brad Hepburn	Pending Initial Review (Incomplete)
Starbridge Communications	The installation and operation of antennas and associated equipment cabinets for Sprints Spectrum (PCS) wireless telecommunication network situated at the rear parking lot of 1733 East Palm Canyon Drive. <i>Commercial/Services</i>	Brad Hepburn	Pending Initial Review (Incomplete)
Starwood Resort Hotel	Development of a full-service hotel (including guestrooms, meeting space, restaurant, bar, deli, retail, spa, fitness facilities) and condominiums to be built in three phases on 10.48 acres of leased land at 450 - 456 Amado Road at Calle Alvarado. <i>Hotel</i>	Lauri Kibby	Pending Initial Review
Strebe Consolidated Trust	A 19-lot, single-family, residential subdivision North of Tachevah Drive, between North Avenida Caballeros and North Sunrise Way. <i>Residential</i>	Evan Matzner	Under Construction
Subdivision	Pre-application to subdivide approximately 174 acres of a 286-acre site into 65 industrial lots while leaving approximately 112 acres undisturbed south of Salvia Road. <i>Commercial/Industrial</i>	Richard Sax, Esq.	Complete
Subdivision	Proposed subdivision of 2.5+ acres into 5 lots at 2630 Anza Trail between Barona Road and Araby Drive. <i>Residential</i>	David Johnston	Approved City Council
Subdivision	Proposed subdivision of 0.83 acre into three parcels at 850 North Avenida Caballeros. <i>Residential</i>	Allen Sanborn	Recently Completed

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Subdivision	Proposed subdivision of one parcel (approximately 3.73 acres) into two single-family lots at 2433 Southridge Drive. <i>Residential</i>	Gregg Rapp	Pending Initial Review
Subdivision and General Plan Amendment	Amend Zoning from L-2 to L-4 and subdivide one lot into two lots at 1961 South Palm Canyon Drive. Subdivision and GPA approved pending architectural applications. <i>Residential</i>	Bob La Venia	Approved
Sunny View Modern Homes	A 30-unit, two-story, townhome project on approximately 2.12 acres at the northeast corner of North Indian Canyon Drive and Sunny View Drive. <i>Residential</i>	Anne Krisman	Under Construction
Sunrise Square Shopping Center	Develop existing shopping center, add architectural features, new food use, and new retail at the northwest corner of North Sunrise Way & East Vista Chino Road. Upon completion, the shopping center would contain fifteen buildings with a total of 198,799 square feet. <i>Commercial/Retail</i>	Daniel Cline	Pending Initial Review
Sunrise Townhomes	Proposed GPA and Change-of-Zone from P to R2 to develop 1.14 acres of vacant land into a gated, residential, 12-unit, two-story condominium project at the southwest corner of North Sunrise Way and East Vista Chino Road. <i>Residential</i>	Shaida Mansoub	Approved, In Plan Check
Tahiti Partners Oceo	Construction of nine single-family residences, 25 attached homes, and 5,000 square feet for a restaurant bistro at Camino Real and East Palm Canyon Drive. <i>Residential</i>	Geoffrey Payne	Approved, in Plan Check
Tahquitz Court Apartments	Rehabilitation of a 108-unit multi-family apartment complex to include a new 3,000-square-foot community room at 2890 East Tahquitz Canyon Way. <i>Residential</i>	Hunter Johnson	Approved, In Plan Check
Tahquitz Plaza Commercial Shopping Center	Parcelization of an approved commercial shopping center with approximately 94,000 square feet of retail space. <i>Commercial/Retail</i>	Allen Sanborn	Pending Initial Review

<b>Appendix L-2 Discretionary Reviews Performed by City of Palm Springs Within the Past 18 Months</b>			
<b>Project/Title</b>	<b>Project Description</b>	<b>Applicant</b>	<b>Status</b>
Tahquitz Plaza Commercial Shopping Center	A proposed Planned Development District of 5.86 acres for a 255,250-square-foot commercial shopping center to include a grocery store, shop building, and five-pad buildings along North Sunrise Way and East Tahquitz Canyon Way. <i>Commercial/Retail</i>	John Sanborn	Approved City Council
Tahquitz Square Shopping Center	To request an additional 12-month extension on the Conditional Use Permit approved May 12, 2004 to allow the use of a drive-through facility (formerly Carl's Jr.) restaurant at 1700 East Tahquitz Canyon Way. <i>Commercial/Services</i>	John Wesmann	Approved City Council
Tangerine/Via Escuela Land Partners	Construction of 12 townhomes at the southwest corner of Via Escuela and North Palm Canyon Drive. <i>Residential</i>	Skip Goodell	Under Construction
Terra Vita	Subdivision of 4.66 acres to build 14 triplex buildings (42 condos) at 1400 East Amado Road. <i>Residential</i>	Dennis L. Freeman	Under Construction
Terrace Eateries	Restaurant building designed as a food court with common seating, restrooms, patios, and seven tenant spaces at 395 North Palm Canyon Drive. <i>Commercial/Services</i>	Steve Lyle	Recently Completed
The Boulders	A subdivision of 30.4 acres into 46 lots (39 single-family residences plus 7 custom homes) and a Planned Development to build 54 single-family homes at West Chino Canyon and Panorama Road. <i>Residential</i>	John Wessman	Pending Draft EIR
The Delano	Demolition of existing buildings "La Mancha" and subdivision of 8.5 acres into an 85-unit multi-family residential project at 444 Avenida Caballeros and 1013 East Alejo Road. <i>Residential</i>	Cynthia Nelson	Approved City Council, In Plan Check
The Edge At Belardo	A Planned Development and subdivision of 6.9+ acres for 68 contemporary two-story townhomes with a three-story 500-square-foot option or a roof terrace above the second floor between 1501 and 1601 South Belardo Road. <i>Residential</i>	Michael Braun	In Process
The Estancias	The subdivision of 24 acres into 48 luxury single-family homes north of Acanto Drive. <i>Residential</i>	Sharon Etchegoyen	Under Construction

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<b>Project/Title</b>	<b>Project Description</b>	<b>Applicant</b>	<b>Status</b>
The Montecito	The subdivision of 4.06 acres for the construction of 38 townhomes in 19 duplex-style buildings with a community part at 305 West San Rafael Road. <i>Residential</i>	Gary Covington	In Process
The Palm Hotel	Construction of a four-story hotel with 51 rooms and 11 suites featuring a roof terrace area with cabanas, bar and water feature, restaurant, bar, and pool cabanas on 0.83 acre at the southwest corner of West Tahquitz Canyon Way and Cahuilla Way. <i>Hotel</i>	Michael Braun	Approved City Council
The Shreve Building	A 2,000-square-foot office building with parking in the rear at 2729 North Palm Canyon Drive. <i>Commercial/Office</i>	Steve Shreve	In Plan Check
The Springs	Subdivision of a 37-acre parcel into 8 parcels for commercial and retail use at the northeast corner of East Ramon Road and South Gene Autry Trail. <i>Commercial/Retail</i>	John J. Carroll	Approved City Council
The Springs	A proposed Planned Development District to develop 37 acres into a 50,000-square-foot shopping center, including Home Depot, at the northeast corner of East Ramon Road and South Gene Autry Trail. <i>Commercial/Retail</i>	Sarah Winters	Under Construction
The Spring South Oil Change Facility	Proposed construction of an oil change facility at the southeast corner of South Gene Autry Trail. <i>Commercial/Retail</i>	John Carroll	Pending Initial Review
The Well In The Desert	A Conditional Use Permit to operate a food distribution, food storage, and office facility at 181 North Indian Canyon Drive. <i>Commercial/Services</i>	John Wessman	Approved Planning Commission - Pending City Council Review
The Wine Steward Inc. dba Ps Wine	A request for a Conditional Use Permit for a retail wine and cheese shop with wine bar and tasting area at 188 South Indian Canyon Drive. <i>Commercial/Retail</i>	Clyde Wright	Approved
Three-Unit Condominium	Development of three Tuscan-style residential condominium units, with 3-car garages, pool, and balconies on 0.24 acre. <i>Residential</i>	Barry Loud	Approved Planning Commission

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<b>Project/Title</b>	<b>Project Description</b>	<b>Applicant</b>	<b>Status</b>
Tierra Hermosa	A gated, 84-unit condominium townhouse project on 9.8 acres at East Amado Road, North Sunrise Way, East Alejo Road, and Hermosa Drive. <i>Residential</i>	Dennis Freeman	Nearing Completion
T-Mobile /Palm Springs Stadium	Proposal to construct, operate, and maintain a 90-foot commercial communication antenna designed as a stadium light pole in a 347-square-foot leased area, and four radio cabinets at 515 Industrial Place. <i>Commercial/Services</i>	Monica Moretta	Recently Completed
T-Mobile/See Farrell Substation	Proposal to construct, operate, and maintain a 60-foot commercial communication antenna designed as a monopole in a 200-square-foot lot area and four radio cabinets at 1955 Executive Drive. <i>Commercial/Services</i>	Monica Moretta	Under Construction
T-Mobile USA/All Valley Storage	Proposal for a 60-foot top-of-antenna commercial communications facility at existing All Valley Storage at 3455 North Indian Canyon Drive. <i>Commercial/Services</i>	Marcie Brown	Under Construction
T-Mobile Usa/Rimrock Shopping Center	Proposal for a wireless telecommunications facility to include the installation of 6 T-Mobile equipment cabinets and 1 GPS antenna within a CMU wall enclosure and a variance request to exceed the height limit for the zone for the installation of a new co-locatable monopole with 12 panel antennas mounted on top at 4711 East Palm Canyon Drive. <i>Commercial/Services</i>	Bill Lujan	Pending Initial Review
Tuscany Falls Specific Plan #3	A proposed Specific Plan, Tract Parcel Map for 459 dwelling units on 210 acres on the southwest side of Highway 111, northwest of Tramway Road. <i>Residential</i>	Rod Deszcz	Pending Initial Review
Tuscany Heights	A gated residential subdivision on 7.8+ acres at Racquet Club Road and Milo Drive for the construction of 15 single-family homes from 2201 to 2489 Tuscany Heights Drive. (Cases 3.2539 through 3.2553.) <i>Residential</i>	Evan Matzner	Under Construction

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<b>Project/Title</b>	<b>Project Description</b>	<b>Applicant</b>	<b>Status</b>
Up-Town Palm Springs	Development of a mixed-use project with 15,200 square feet of commercial stores on Palm Canyon and 25 condo town homes (2,250 square feet each) above the commercial stores on 2.7 acres at the southwest corner of Palm Canyon Drive and Stevens Road. <i>Mixed Use/Residential</i>	Richard Groman	Architectural Advisory - 4/23/07
Upwown Village	A cluster-type residential development of seven units on 0.79 acre at West Via Olivera and Zanjero Roads. <i>Residential</i>	Mark Davis	Approved City Council
Verizon/Warehouse Reporting Center	The construction of a 6,000-square-foot pre-engineered office and warehouse building in re-development project area 4 at 979 South Gene Autry Trail. <i>Commercial/Industrial</i>	Hal Alter	Under Construction
Verizon California	Request for a Parcel Map Waiver approval and a Certificate of Compliance to be issued and recorded creating Parcels A & B, allow sale of Parcel B as an under-utilized surplus property at 4855 East Mesquite Avenue. <i>Commercial/Industrial</i>	Jim Tousignant	Approved Planning Commission
Via Olivera Homes	The proposed tentative map would subdivide the existing 23,000-square-foot lot into 5 separate lots where 5 single-family homes would be built. The lot had been approved earlier for an 8-unit condo development pursuant to Case 3.2402 at 199 Via Olivera. <i>Residential</i>	Kent Salveson	In Process
Village Traditions Condominiums	A 104-unit town home development on 11 acres at the northeast corner of East Ramon Road and Calle El Segundo. <i>Residential</i>	Margaret Park	In Plan Check
Villas at Palm Springs	A 47-unit, cluster type, residential development with three estate lots on 6.14 acres at the southwest corner of Museum Drive and West Tahquitz Canyon Way. <i>Residential</i>	Greg Trousdell	Under Construction
Villas at Ridge Mountain	A proposed Planned Development to build ten single-family detached homes within a cluster condo map of 3.11 acres at Ridge Mountain, Avenida Amor, Murray Canyon Drive, and South Palm Canyon Drive (IL). <i>Residential</i>	Marshall Inniss	Approved City Council

<b>Appendix L-2 Discretionary Reviews Performed by City of Palm Springs Within the Past 18 Months</b>			
<b>Project/Title</b>	<b>Project Description</b>	<b>Applicant</b>	<b>Status</b>
Villorrio	Sixty-eight condominiums on 4.38 acres at 1050 East Baristo Road. <i>Residential</i>	Maurice Monnig	Recently Completed
Vista Chino 14	Pre-application review to develop 14 attached (950 to 1,100-square-foot) town home lofts over open carports on a project site area of approximately 1.033 acres or 45,000 square feet. <i>Residential</i>	Jay Reynolds	In Process
Vista Court	The construction of four single-family residences, 2,500 square feet each, at 260 West Vista Chino Road. <i>Residential</i>	Bob Barkley	Under Construction
Vista San Jacinto	Planned Development amendment requesting revisions of two Conditions of Approval, Resolution No. 21328, Engineering Department dated July 6, 2005 at Radio Road and Las Vegas Road. <i>Residential</i>	Audrey Savin	Withdrawn
Vista San Jacinto	A Planned Development for detached single-family homes in a 32-lot subdivision on 5.95 acres at Radio Road and Las Vegas Road West of North Indian Canyon Drive. <i>Residential</i>	Reuel Young	Approved, under construction
Walgreens	A 14,820-square-foot retail/commercial pharmacy on 1.56 acres with a drive-through at the northeast corner of East Vista Chino Road and North Sunrise Way. <i>Commercial/Retail</i>	April Fischer	Recently Completed
Warehouse East Office Building	Construction of a 7,925+-square-foot commercial/industrial building for office and warehouse use with parking lot at 19486 Newhall Street. <i>Commercial/Industrial</i>	Paul C. Taylor	Approved, in Plan Check
Warehouse Building/Retail	A 27,926-square-foot two-story building for selling and warehousing stone products with 2,985 square feet of office space at 63695 Orr Way. <i>Commercial/Industrial</i>	A. Rasoul Motahari	Approved
Warehouse Buildings	The construction of two warehouse buildings totaling 2,966 square feet at 180 San Rafael Place. <i>Commercial/Industrial</i>	Mario Berardi	In Plan Check

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<b>Project/Title</b>	<b>Project Description</b>	<b>Applicant</b>	<b>Status</b>
Wild For The Vine	Request that the City issue a finding of Public Convenience and Necessity (Type 20 off-sale liquor license) for their store. <i>Commercial/Industrial</i>	Scott Morgan	Approved
Wildcat 36	Construction of four 5,144-square-foot industrial buildings at 19391 Newhall Street and 19437 Newhall Street. <i>Commercial/Industrial</i>	Donald Brown	Under Construction
Wildcat 36/Orr Industrial Building #2	The second of two industrial buildings (10,288 square feet) in the North Palm Springs Business Center at 19432 Ruppert Street. <i>Commercial/Industrial</i>	Robert Orr	In Plan Check
Wildcat 36/Orr Industrial Building #1	One of two industrial buildings (10,288 square feet) in the North Palm Springs Business Center at 19438 Ruppert Street. <i>Commercial/Industrial</i>	Robert Orr	In Plan Check
Williams Property	A Parcel Map to subdivide three parcels into six industrial lots at the southwest corner of Sunny Dunes Road and Gene Autry Trail. <i>Commercial/Industrial</i>	John Sanborn	Approved City Council
Williams Road Industrial Building	A new 10,642-square-foot, four-unit, industrial service facility on 0.6 acre at 661 Williams Road. <i>Commercial/Industrial</i>	Carl Cox	Approved Planning Commission and In Plan Check
World Class Auto Center, LLC d/b/a Sunny Dunes Business Park	Construction of 20 multi-tenant, light office/industrial buildings on 2.52 acres on the northeast corner of San Luis Road. <i>Commercial/Industrial</i>	Brian Orr	Approved - Pending Final Grading & Building Review
Zebra Development	Construction of three luxury-size, single-family homes at 3130 Barona Road, 3193 Avenida Sevilla, and 289 Camino Alturas. <i>Residential</i>	Zebra Development	Approved – Landscape Pending
Source: Palm Springs Development Projects, 2007			

**APPENDIX L-3**  
**DESERT HOT SPRINGS**

<b>Appendix L-3 City of Desert Hot Springs Discretionary Reviews Performed Within the Past 18 Months</b>			
<b>Project Title</b>	<b>Project Description</b>	<b>Applicant</b>	<b>Status</b>
Industrial Project Tract Map – 32705	7 Industrial lots for the purpose of light industrial.	Mac Arthur Engineering	Tentative Parcel Map Approved.
Industrial Project Tract Map – 32706	168 Industrial lots for the purpose of light industrial use.	Al Schmidt	Tentative Parcel Map Submitted. EA Needed.
Guardian Self Storage	Light Industrial Mini and Self Storage Facility.	Yadesirina	Grading Plan Submitted.
Starbucks	Retail Sales of Coffee and related items.	Contact: Allen Sanborn	Project Completed. Open for Business.
Commercial Building – 4th and Palm Drive	Office Building with related uses.	Six Kids Construction	Project Under Construction.
Jiffy Lube – 13418 Palm Drive	Oil Changing and related services.	Emas Family Trust	Nearing Opening for Business.
The Village at Mission Lakes	Multi-Use Commercial Plaza.	The Village at M. Lakes – Jim Marek	Project Approved. Under Construction.
Commercial Building – 3rd and Palm Drive	Commercial and Retail Building and related uses.	First Western Development 14201 Palm Drive, DHS	Project Completed. Open for Business.
Ocotillo Gardens – Spa Resort Facility	Resort/Spa uses.	Six Kids Construction	Project Approved.
Sage Water Spa Facility	Resort/Spa uses.	Sage Water Spa – 12689 Eliso Road, DHS	Site design and Site Plan in work. Parcel Map approved. Time Extension Filed.
Tentative Parcel Map 34040	Subdivide 13.37 acres into 22 Industrial lots on 20,000 square feet.	Six Kids Development and Construction	EA Completed. Planning Commission December 12.
LTV Plaza II	Commercial and Retail Building and related uses.	Mayer Luce Development	Initial Intake of Application.

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<b>Project Title</b>	<b>Project Description</b>	<b>Applicant</b>	<b>Status</b>
Miracle Hot Springs Inn	4-Room spa hotel with two hot spas.	PAL International	Project Approved. Construction under way.
North Palm Drive Shopping Center	Proposed 5,250-square-foot Shopping Center 1,120-square-foot Restaurant	Mr. Kwon	Initial Intake of Application.
Commercial Building Southwest corner Cahuilla Avenue and Palm Drive	Proposed 4,977-square-foot Commercial Office Building	Marshall Development Tom Tucker	Incomplete Letter sent 4/13/2007.
Little Morongo Industrial Park	Proposed 135,434-square-foot Industrial/Office Buildings	South West Concepts Stephen Nieto	Incomplete Letter sent. Needs EA.
Sage Business Park	Proposed 61,793-square-foot Industrial Buildings	Marvin Chase	Initial Intake of Application.
Highland Falls Tract Map – 30616 West side Highway 62 at Pierson Boulevard	Two 18-hole golf courses, clubhouse, commercial	Snellenberger	Planning Commission City Council Approval for water tank. All Phases on Hold.
Skyborne Tract Map 27514 North side Pierson Boulevard west of Highway 62	Water Features, Residential Community, Fire Station, City Park	DR Horton	Constructing Homes in Phase 1; Phase 10 Approved by Planning Commission 12/12/2006.
Mountain View Estates Tract Map 24384 East side Indian Avenue at Mission Lakes Boulevard	N/A	Century Homes	Final Maps Approved. Final Phase on hold.
El Dorado Country View Est. Tract Map – 31481 North end of Little Morongo Road at Augusta Road	N/A	Century Homes	Complete. Punch List Items in review.

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<b>Project Title</b>	<b>Project Description</b>	<b>Applicant</b>	<b>Status</b>
Paradise Springs Tract Map 30615 East Side Little Morongo Road north of Mission Lakes Boulevard	N/A	Lyons Group	Final Map Approved for Phase 1, and 2. Constructing Homes.
Eagle Point Tract Map – 30539, 30540 North Side Pierson Blvd. at Golden Eagle Drive	N/A	Alpine Real Property	Final Map Approved. Construction completed. Last phase on hold.
Tuscan Hills Tract Map 30400 North Side Pierson Blvd. just west of Foxdale Drive	Golf course, clubhouse, commercial	Mayer Luce Development	Active Grading Permit Issued. All phases on hold.
Desert View I Tract Map 31458 N/E Corner Hacienda Avenue and Cholla Drive	N/A	Six Kids Construction	Complete. Punch List Items in review.
Desert View II Tract Map 28606 Mountain View Avenue south of Hacienda Avenue	N/A	Six Kids Construction	Complete. Punch List Items in review.
Vista Hacienda Tract Map 31762 West Side McGarger Road. south of Hacienda Avenue	N/A	Canaday Company	Final Map – Beginning Phase 2 Construction.
La Paloma/Foxdale Tract Map 31427 Foxdale Drive at north side of Pierson	N/A	La Paloma Homes Inc.	Final Map Approved. Construction of Homes completed.

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<b>Project Title</b>	<b>Project Description</b>	<b>Applicant</b>	<b>Status</b>
Vista Del Monte Tract Map 31540 West Side Little Morongo just north of Pierson Boulevard	29 Acres of Open Space, Commercial Space	Ashbrook Communities	Appeal approved for a 1-year Extension on entitlements.
Sunset Springs Tract Map 31235 North Side Mission Lakes Boulevard at Sonora Drive	N/A	Sunset Springs Dev. LLC	Grading in Process. Constructing Homes.
Desert View III Tract Map 31885 Mountain View Avenue south of Hacienda Avenue	N/A	Six Kids Construction	Complete. Punch List Items in review.
Rancho Buena Vista Tract Map 32360 West side Cholla Drive at Desert View Avenue	N/A	Elyon Development	Grading Complete. Constructing Homes.
XXXXX Tract Map 32577	N/A	Abbas Kouhkan	Tentative Map Submitted.
Camino Campenero Tract Map 32578 North side Camino Campanero Avenue east of Palm Drive	N/A	GHA Enterprises	Complete.
Six Kids Construction Tract Map 32651 Desert View IV Northeast corner of Hacienda Avenue and Cholla Drive	N/A	Six Kids Construction	Homes completed. Punch List Items in review.

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<b>Project Title</b>	<b>Project Description</b>	<b>Applicant</b>	<b>Status</b>
Agua Dulce Tract Map 32421 South side Two Bunch Palms Avenue at Cactus Avenue	N/A	GHA Enterprises	Constructing Homes. Phase 1 near completion.
El Dorado Country View Est. Tract Map 32034 Northeast corner at Little Morongo Road and Augusta Drive	N/A	Century Homes	Complete. Punch List Items in review.
Indian Highlands Tract Map 32929 Northeast corner at Pierson Blvd and Indian Avenue	N/A	World Development	Tentative Map Approved. Specific Plan Submitted.
Hidden Springs Tract Map 32343 West side of Cholla Dr. at 12th Street	N/A	H2RE, LLC	Constructing Homes.
Mountain View Estates II Tract Map 32435 East side Little Morongo Drive north of Mission Lakes Boulevard	N/A	Century Homes	Tentative Map Submitted. Specific Plan Submitted.
Hidden Springs Tract Map 32735 West side of Cholla Drive at 12th Street	N/A	HHC, LLC	Constructing Homes.
Miss. Lakes Blvd – RES Tract Map 32768 South side Mission Lakes Boulevard at Sonora Drive	N/A	William Rossworn	Pending Corrections to Tentative Map.

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<b>Project Title</b>	<b>Project Description</b>	<b>Applicant</b>	<b>Status</b>
Vista Sante Fe I Tract Map 32995 West side Sonora Drive north of Mission Lakes Boulevard	N/A	Cokeley Development	Approved for a 1-year Extension on entitlements.
Desert Terrace Tract Map 33212 Northwest Corner of Western Avenue and 11th Avenue	N/A	Damon Caro (951) 959- 9993	Tentative Map Submitted.
The Willows Tract Map 34041 West Drive south of Two Bunch Palms Avenue	N/A	Michael Crewse Development	Tentative Map Approved. Structural Plan Check under way.
The Terraces Hacienda Avenue east of Verbena Drive	Condominiums	Paul Ruiz	Construction under way.
XXXXX Tract Map 32746 North of Pierson Boulevard on Ambrosia Drive	N/A	AMG	Tentative Map Approved.
XXXXX Tract Map 33268 Northeast corner Verbena Avenue and Desert View Avenue	N/A	AMG	Tentative Map Approved.
Tract Map 33653 38 Rolling Hills Northeast corner Little Morongo Road and Mission Lakes Boulevard	N/A	38 Rolling Hills LLC	Construction under way.

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<b>Project Title</b>	<b>Project Description</b>	<b>Applicant</b>	<b>Status</b>
Palm View Estates Tract Map 33320 Pierson Boulevard west of Little Morongo Avenue	N/A	Mountain Financial Group	Tentative Map Approved.
Silver Oaks/Sunset Ridge Tract Map 33746 Karen Street north of Pierson Boulevard	N/A	Silver Oaks LLC	Tentative Map Approved.
Vista Sante Fe II Tract Map 33784 Sonora Drive north of Mission Lakes Boulevard	N/A	Cokeley Develop.	Approval for a 1–year Extension on entitlements.
Vista Sante Fe III Tract Map 33785 Sonora Drive north of Mission Lakes Boulevard	N/A	Cokeley Develop.	Approval for a 1–year Extension on entitlements.
Palmwood 34183/34182 Highway 62 and Indian Avenue	Commercial, Golf Course, Theater, Hotels, etc.	Landmark Properties US	In Annexation Process. Scheduled Hearings
Aventura Palms II Tract Map 33174 East side Palm Drive at Camino Aventura Road	N/A	SeaStar Communities	Tentative Map Approved.
Sunset Springs Tract Map 33458 North side Mission Lakes Boulevard west of Sonora Drive	N/A	PCS Investment Group	Tentative Map Approved.

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<b>Project Title</b>	<b>Project Description</b>	<b>Applicant</b>	<b>Status</b>
Tract Map 33849 Santa Rosa View Homes Northwest corner of Mission Lakes Boulevard and Sonora Drive	N/A	Frank and Sharon Guccionne	Tentative Map Approved.
Tract Map 33984 East side of West Drive south of Two Bunch Palms Boulevard	N/A	President Asset Group LLC.	Tentative Map Submitted.
Tract Map 34277 Northwest corner of West Drive and Avenue at Jalisco Drive	N/A	Palm Investment Group LLC.	Application deemed complete. EA Needed.
GHA Condominiums Tract Map 34349 South side of Two Bunch Palms Avenue at Cactus Street	Condominiums	GHA Enterprises	Condominium Map Approved by Planning Commission; Pending City Council Approval
Parcel Map 33507 Arroyo De Paz South side of Two Bunch Palms Avenue at Verbena Avenue.	Affordable Housing Apartment Homes	Coachella Valley	First Phase Completed. Second Phase starting.
High Point Estates Tract Map 34306 Southwest side Indian Avenue north of Mission Lakes Boulevard		Palms Development Group LLC.	Initial Intake of Application.
Indigo Lakes Vesting Tract Map 34070 West and east sides of Indian Avenue north of Mission Lakes Boulevard	Residential and Shopping Center	Indigo Lakes LLC	Vesting Tract Map Submitted.

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<b>Project Title</b>	<b>Project Description</b>	<b>Applicant</b>	<b>Status</b>
Willow Crest North side of Hacienda Avenue east of Verbena Avenue	Condominiums	Paul Ruiz	Construction under way.
Elyon Development Tract Map 34935 South side of Hacienda Avenue east of Ocotilla Avenue	Condominiums	Elyon Development	Approved by Planning Commission; Pending City Council Approval.
Bochner Estates Vesting Tract Map 34733 Northwest corner of Indian Avenue and Mission Lakes Boulevard	Residential Homes	Bochner Family Trust MSA Consulting	Initial Intake of Application.
Desert Hip Homes Estates Tract Map 34098 East side of Karen Avenue at Scenic Drive	Residential Homes	Desert Springs Hip Homes	Approved by Planning Commission; Pending City Council Approval.
Tract Map 34588 East side of Highway 62 South of Indian Avenue	Residential Homes	Thad Watkins	In Annexation Process. Scheduled Hearings.
Tract Map 34883 North of Hacienda Avenue between Catalpa and Deodor Avenue	Residential Homes	Coachella Valley Engineers Roy White	Initial Intake of Application.
Tract Map 35009 Tract Map 35448 East side of Highway 62 north of Pierson Boulevard	Residential Homes Commercial/Retail	SunCal Andrea Urbas	Addendum needed for EIR.
Oasis S.P. Southeast corner of Pierson Boulevard and Indian Avenue	Residential Office/Commercial	LTV Builders	Annexed Into City. Initial Intake of Tract Map/Development/Design Review Applications.
Source: Desert Hot Springs Approved Projects, 2007.			