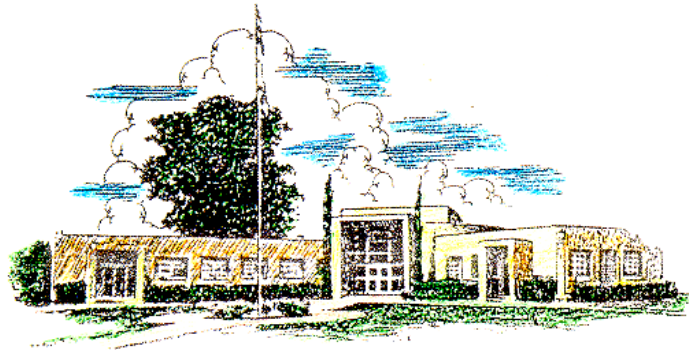


# **City of Coachella**

## **Development Status Report**

### **January 2007**



**Prepared By**  
**Department of Community Development**  
**Carmen Manriquez, Director of Community Development**  
**Vicki Rice, Administrative Assistant**  
**Debbie DeRenard, Administrative Assistant**  
**David J. Petritz, Associate Planner**  
**Gabriel Perez, Associate Planner**  
**1515 Sixth Street**  
**Coachella, CA 92236**  
**(760) 398-3102 Fax (760) 398-5421**  
**[www.coachella.org](http://www.coachella.org)**

**City of Coachella  
Development Status Report  
January 2007**

<b>Case</b>	<b>No.</b>	<b>Name / Description</b>	<b>Location</b>	<b>Contact Person</b>	<b>Expiration Date &amp; Status</b>
AR	01-09	The Vineyards Clubhouse, guardhouse, entry and lot amenities for 512 space motor coach subdivision CT	North of Vista Del Norte, South of All American Canal and east of Dillon Road	Rancho Heights, LLC 66523 Pierson Blvd. Desert Hot Springs, CA 92240 Attn: Walter Luce/Robert Mayer (760) 772-3570 (760) 772-3580 (FAX)	Approved 7-18-01 Guardhouse, Pro Shop, Recreation Room, Tennis Courts, Golf Course and 3 Models Complete
AR	03-06	552 SF Subdivision Rancho Las Flores See TTM 30498	E. Of Van Buren Between Ave 48 & 49	Rosedale Properties P. O. Box 155 Thousand Palms, CA 92276 (760) 343-7285	P.C. Approved 3/19/03 Expires 3/19/04 Also see EA 02-01, CZ 02-01 and TTM 30498
AR	03-15 Revision	160 SF Subdivision Navarro Revision to AR 03-15 TTM 31508	SW Corner Frederick & Avenue 52	Centennial homes 75110 St. Charles Place Palm Desert, Ca 92260 760 241-9394	P.C. Approved 9-7-05
AR	03-20	Las Torres Commercial Expansion and Reuse	85-591 Grapefruit Boulevard	Daniel Flores, Eusebio Villanueva P.O. Box 996 LA Quinta, CA 92253 (760) 777-8355	P.C. Approved 1/16/04 Expires 1/16/05
AR	04-02	120 SF Subdivision Rancho De La Fe See TTM 30889	Avenue 53 & Shady Lane	Rancho Housing Alliance, Inc. 53-990 Enterprise Way Coachella, CA 92236 (760) 391-5883	PC Approved 4-07-04 Under Construction
AR	04-04	122 SF Subdivision La Colonia See TTM - 30871	SWC 50 <sup>th</sup> and Calhoun	Calhoun Properties David Ruiz Gentry Capital Partnership 81166 Hwy 111, Ste. 4N-PMB169 Indio, CA 92201 (760) 863-1823	PC Approved 4-21-04 Under Construction

**City of Coachella  
Development Status Report  
January 2007**

<b>Case</b>	<b>No.</b>	<b>Name / Description</b>	<b>Location</b>	<b>Contact Person</b>	<b>Expiration Date &amp; Status</b>
AR	04-05	466 SF Subdivision See TTM 30684	Jackson/Calhoun	IRC Coachella Ventures, LLC 200 E. Washington Ave. # 100 Escondido, CA 92026	PC Approved 4-21-04 Under Construction
AR	04-08	123 SF Subdivision La Paloma See TTM 30684-3	N of Avenue 49, E of Jackson	Forecast Homes 40925 County Center Drive Temecula, CA 92591	PC Approved 7-07-04 Under Construction
AR	04-09	139 SF Subdivision See Tract 30684-1	S of Avenue 48, W of Calhoun	Beazer Homes 1100 Town & Country Rd. Ste 100 Orange, CA 92868	PC Approved 7-07-04 Under Construction
AR	04-10	2 Medical Buildings	SEC of Valley Road, & Harrison	The Construction Zone 77799 Jackal Drive, Suite B Palm Desert, CA 92211 Attn: Charles Topalian	PC Approved 7-07-04 Expires 7/07/05 PC App 1 yr Ext 12-7-05
AR	04-12	139 SF Subdivision See TTM 30684	N of Ave. 49, between Jackson & Calhoun	Ryland Homes 45740 Fleet St., #200 Carlsbad, CA 92008	PC Approved 8-4-2004 Under Construction
AR EA CUP	04-22 04-18 201	Commercial Center 136,452 Sq. Ft.	SEC of Jackson and Avenue 48	Nadel Architects Jackson Street Retail Invest LLC %Capstone Advisors 11682 El Camino Real, Ste. 300 San Diego, Ca 92130 858-794-7000 Fax 858-794-8010	PC Approved 1-19-05 Under construction
AR EA	04-23 04-20	Plastering Contractor Storage Yard & Office	52050 Industrial Way	Miguel Tafoya 42-595 Cook St. Apt. C Palm Desert, CA 92260 Tel: (760)346-8079 Office: (760)346-4356	PC Approved 12/01/04

**City of Coachella  
Development Status Report  
January 2007**

	<b>Case</b>	<b>No.</b>	<b>Name / Description</b>	<b>Location</b>	<b>Contact Person</b>	<b>Expiration Date &amp; Status</b>
	AR	04-25	292 SF Subdivision La Paloma Estates See TTM 30910	SWC of Avenue 48 and Calhoun	Forecast Homes 40925 Country Center Dr, Ste 110 Temecula CA. 92591 (951) 587-0514	PC Approved 1-05-05 Under Construction
	AR	04-27	87 SF Subdivision Las Plumas See TTM 31376	Calhoun Street between Ave 49 and Ave 50	Lennar Homes 5000 Calle San Raphael, Ste C-5 Palm Springs, CA 92264 (760) 325-4289	PC Approved 1-19-05  Under Construction
	AR	04-28	112 SF Subdivision Rancho Mariposa See TTM 30831	Avenue 50 & Frederick	J & R Montana LLC 1622 Ocean Park Blvd Santa Monica, CA 90405	PC Approved 1/19/05
	AR	05-04	112 SF Subdivision Prado See TTM 32075	Between Avenue 50 & Avenue 51, East of Van Buren	CRV Rilington-Diego Coachella, L.P. 41865 Boardwalk, Suite 205 Palm Desert, CA 92211 760 779-0705	PC Approved 5-4-05 Under Construction
	AR	05-05	153 SF Subdivision Somerset See TTM 31664	NW Corner of Avenue 54 and Frederick Street APN 765-191-008 37 Acres	Jim Rizzi KB Home 41-517 Gore Indio, CA 92201 (760) 424-9130	Approved PC 4/20/05 Under Construction
	AR EA	05-06 05-04	46.875 Industrial Building	Enterprise Way APN 763-140-074 2.83 Acre Site	Sedona Homes 49950 Jefferson Street, Ste. 131 Indio, CA 92201 (760) 347-0223	PC Approved 5-4-05 Under Construction

**City of Coachella  
Development Status Report  
January 2007**

<b>Case</b>	<b>No.</b>	<b>Name / Description</b>	<b>Location</b>	<b>Contact Person</b>	<b>Expiration Date &amp; Status</b>
AR	05-08	171 SF Subdivision La Morada 41 Acres See TTM 30830	NW Corner Van Buren and 50 <sup>th</sup>	Lennar Homes 40004 Cook St. Palm Desert, CA 92211 (760) 325-4289	PC Approved 5-4-05 Under Construction
AR	05-09	Self Storage/Auto Storage Truck Lease 4.9 acres	W of Oates Lane, N of Ave 50	Coachella Self Storage LLC Michael Blasi P. O. Box 18839 Anaheim, CA 92817-8839	PC Approved 6-15-05
AR	05-10	10,000 sq ft storage bldg 4.25 acres	Industrial Way, east of Enterprise Way	Desert Valley Date George Kirkjan 86-740 Industrial Way Coachella CA 92236	PC Approved 7-16-05 One year time ext approved 8/2/06
AR	05-13	108 SF Subdivision Valencia 28.4 acres TTM 31698	SE Corner of Ave. 50 & Van Buren	Van Buren Partners II, LLC 50855 Washington Street #204 La Quinta, CA 92253 760 398-7702	PC Approval 7/20/05 Under Construction
AR	05-14	17,272 Sq. Ft. Rite Aid Building	SW Corner of Harrison and Ave 51 APN 765-070-034	Pacific Development Group One Corporate Plaza Newport Beach, CA 92660 949 760-8591	PC Approval 7/20/05 Under Construction
AR	05-16	Retail Strip Central 24,000 Sq.Ft.	Harrison bet. Zamora & Calle Verde	MGM Retail Properties 760 221-3600	P.C. Approved 9/7/2005 1 year time ext approved PC 9/20/06

**City of Coachella  
Development Status Report  
January 2007**

	<b>Case</b>	<b>No.</b>	<b>Name / Description</b>	<b>Location</b>	<b>Contact Person</b>	<b>Expiration Date &amp; Status</b>
	AR	05-17	Single Family Residence	Lot 6, Block 5 765-288-009 5 <sup>th</sup> street	Saul Negrete 82235 Valencia Avenue Indio, CA 92201	Staff Approved 9-19-05
	AR	05-18	115 SF Subdivison Terra Bonita See TTM 31158	NW Cor. 53 <sup>rd</sup> Avenue and Frederick	Frederick St. Partners, LLC 326 W. Arrow Highway San Dimas, CA 909-394-7773	P.C. Approved 10-19-05
	AR	05-22	269 SF Subdivision Jardiner See TTM 31533	Avenue 52, West of Tyler	Ryland homes 5740 Fleet Street, suite 200 Carlsbad, CA 760 931-4444 760 931-4404	P.C. Approved 12-07-05
	AR	05-23	3,699 sq ft single family residence and 496 sq ft casita	50 <sup>th</sup> Avenue APN 765- 450-010	Evolution Const. P. O. Box 756 Thousand Palms, CA 92276 760-343-2861	Staff Approved 10-31-05
	AR EA	05-25 05-15	Campbell Concrete of CA Contractor Storage Yard	No. Of Avenue 50, West side of Oates Lane APN 603-300-011	Campbell Concrete 1640 W. Pellisier Road Colton, CA 92324 951-830-0467 <a href="http://www.campbellconcrete.com">www.campbellconcrete.com</a>	P.C. Approved 05-16
	AR	05-26	Frederick St. Partners, LLC Approval on models 1 & 2 only Tierra Bonita	NW corner 53 Avenue & Frederick	Frederick St. Partners, LLC 326 W. Arrow Highway San Dimas, CA 909-394-7773	P.C. Approved 11-02-05

**City of Coachella  
Development Status Report  
January 2007**

<b>Case</b>	<b>No.</b>	<b>Name / Description</b>	<b>Location</b>	<b>Contact Person</b>	<b>Expiration Date &amp; Status</b>
AR	05-27	Single Family Residence - infill	53063 Calle Camacho	Building Horizons 42-600 Cook Street, #120 Palm Desert, CA 92211 760-340-4748	Staff Approved 11-21-05 Under Construction
AR	05-28	4,000 sq ft addition to existing facility	51-301 Douma St.	Coachella Valley Boxing Club 51-301 Douma Street Coachella, Ca 92236	PC Approved 12-21-05
AR	05-30	158 SF Subdivision Bellissima 38 acres See TTM 31978	SE Corner Avenue 53 & Frederick St.	54 <sup>th</sup> Street LLC 610 Belardo Road #200 Palm Springs, CA 92262 760-323-5310	PC Approved 1-18-06
AR	05-31	282 SF Subdivision Vista Escondido 46.64 Acres See TTM 32264	NW corner of shady Lane & Avenue 54	Lennar homes of California, Inc. 40004 Cook St. Palm Desert, Ca 92211 760 601-3100	PC Approved 1-18-06
AR	05-32	155 SF Subdivision La Colonia 2 38 Acres See TTM 32074	SEC 50 - Calhoun	Coachella Capital Partners 50-053 Calle Tolosa Coachella, CA 92236 760 398-8839	PC Approved 1-18-06
AR CUP	06-03 216	Kaweah Falls Golf Course (A portion only consisting of 2 Golf Holes - Landscape)	84-245 Indio Springs Parkway	Cabazon Band of Mission Indians 84-245 Indio Springs Parkway Indio, CA 92201 760 347-2893	PC Approved 02-15-06
AR	06-04	Coachella Garden Plaza 3 single story commercial buildings - total 27, 893 sq ft	NE Corner of Harrison St. & Valley Road	La Agua Fria, LLC 13751 Victory Blvd. Van Nuys, CA 91401 (702) 210-3966	PC Approved 3-01-06

**City of Coachella  
Development Status Report  
January 2007**

<b>Case</b>	<b>No.</b>	<b>Name / Description</b>	<b>Location</b>	<b>Contact Person</b>	<b>Expiration Date &amp; Status</b>
AR	06-05	Fulton Distribution Center & Offices 66,368 sq ft bldg to include 8,000 sq. ft. of office space and 58,368 sq. ft. of warehouse space 4.76 Acres	Polk Street N of Avenue 54 Rancho Coachella Park	JJB Properties 82-689 Avenue 45 Indio, CA 92201 (760) 262-6200	P. C. Approved 04-19-06
AR	06-06	32,700 sq ft truck service complex consisting of a tire warehouse, maintenance service bay, office, storage, repair bay	53-401 Grapefruit Coachella, Ca 92236	Pete's Road Service 2230 E. Orangethorpe Fullerton, Ca 714-446-1207	P. C. Approved 04-19-06
AR	06-08	150 SF Subdivision 38 acres Rancho Cielo See TTM 31714	SWC of Tyler & Avenue 52	K Hovnanian Forecast Homes 4240 E. Jurupa Street Ontario, CA 91761 909-937-3270	P. C. Approved 04-01-06
AR	06-13	252 SF Subdivision Juegos del Sol 60 acres See TTM 31551	SEC Van Buren & Avenue 51	KB Homes 7793 Las Montanas #101 Palm Desert, Ca 92211 760-834-2013	P. C. Approved 04-19-06
AR CUP	06-14 218	Additions & Alteration of Existing building for a church	52-447 Harrison APN 765-164-022	Apostolic Assembly of Coachella 84-947 Bagdad Street Coachella, Ca 92236 760 835-3941	Pending PC Review
AR	06-15	4,749 sq. Ft. Commercial retail building	Tonalo Plaza Phase III Sixth & Harrison	HLDG, LLC 77900 Ave. Of the States Palm Desert, CA 92211 760 345-2626	



**City of Coachella  
Development Status Report  
January 2007**

<b>Case</b>	<b>No.</b>	<b>Name / Description</b>	<b>Location</b>	<b>Contact Person</b>	<b>Expiration Date &amp; Status</b>
AR CUP	06-16 222	Facade improvements for existing 24,230 s.f. retail & new construction of 3,200 sq. ft. pad building	49-765 Harrison St. Coachella, Ca 92236	Abesud Halum 44100 Monterey Ave suite 216 Palm Desert, CA 92260	Approved PC mtg 9/6/06
AR	06-17	Supplemental plans for SF homes Phase 7 * 8	Ave 53 & Shady Lane	Rancho Housing Alliance Inc 53-990 Enterprise Way Coachella, CA 92236	Approved PC Mtg 8/2/06
AR	06-18	Single family residence Infill	Lot 20 Douma Court	Magdalena Jordan 42-240 Green Way Suite D Palm Desert CA 92211	
AR	06-19	143 SF Subdivision See TTM 33551 37 acres	SEC Calhoun & Ave 49	Flatbush Development LLC Lorin Dreyfuss P. O. Box 614 Rancho Mirage CA 92270	
AR CUP	06-20 224	Construct new church	SEC Calhoun & Ave 49	Iglesia Ebenezer Inc. P. O. Box 729 Coachella CA 92236 (760) 200-6758	
AR CUP	06-21 226	Addition to existing laundromat	51-704 Harrison	Jim Carmel 1717 E. Los Olas Blvd Ft. Lauderdale FL 33301 (408) 674-9100	
AR	06-24	1 SF Residence Infill	52-785 Calle Camacho	Building Horizons 42-600 Cook Street Suite 120 Palm Desert CA 92211 (760) 340-4748	

**City of Coachella  
Development Status Report  
January 2007**

<b>Case</b>	<b>No.</b>	<b>Name / Description</b>	<b>Location</b>	<b>Contact Person</b>	<b>Expiration Date &amp; Status</b>
AR	06-25	1 SF Residence	Ave Florabunda APN 603-530-001	Jorge A. Torres 53-560 Calhoun St Coachella CA 92236 (760) 835-1940	
AR	06-27	Vista Escondido Park Improvement Plans See TTM 32264	NWC Ave 54 & Shady Lane	Lennar Homes 40004 Cook Street Palm Desert CA 92211 (760) 601-3100	Denied PC Mtg 10/4/06
AR	06-28	38,400 sq ft industrial bldg	53-462 Enterprise Way APN #763-140-090 2.83 acres	WMIRE 75-090 St. Charles Place Palm Desert CA (760) 574-9456	Approved PC Mtg 12/6/06
AR	06-29	Free Standing Sign	51-101 Desert Cities Pipe & Supply	Jim Engle, Jr. 46-120 Calhoun Indio CA 92201 (760) 347-3566	Approved PC Mtg 11/15/06
AR	06-30	Single Family Residence	APN 765-111-006	Rigoberto Gallardo 83-337 Vecino Way  (760) 835-1310	
AR	06-31	Senior Housing Project	7 <sup>th</sup> St APN 765-294- 012/11/14	Rancho Housing Alliance Inc. 53990 Enterprise Way Coachella CA 92236 (760) 391-5050	

**City of Coachella  
Development Status Report  
January 2007**

<i>Case</i>	<i>No.</i>	<i>Name / Description</i>	<i>Location</i>	<i>Contact Person</i>	<i>Expiration Date &amp; Status</i>
AR	99-04	Del Rosario Auto Sales 1,178 sq. ft. expansion into permanent office facility, remove temporary building CG	1673 First Street	Maria Del Rosario Reyes Del Rosario Auto Sales 1673 First Street Coachella CA 92236 (760) 398-2699 FAX (760) 398-1330	Under Construction Street Improvements and Landscape still pending
CUP	189	Apostolic Assembly Church C-G	52-447 Harrison St. APN 765-164-022	Domingo Esparza 84-947 Bagdad St. Coachella, CA 92236 (760) 398-5226 (760) 398-4337 Fax	PC Approved 12/05/01 Extended 12/05/05
CUP	202	Coachella Gateway Grapefruit Blvd.	Avenue 49 & Park Lane	SOCO, A California Limited Partnership 16400 Pacific Coast Hwy, Suite 207 Huntington Beach, CA 92649	PC Approved 11-3-04 Under Construction
CUP	221	Drive thru Conditional use Permit	NEC Harrison & Valley Road	La Agua Fria LLC 80919 Via Puerta Azul La Quinta, CA 92253 702 -210-3966	Approved PC Mtg 7/19/06
CUP	225	Coin operated laundry	Plaza Harrison Shopping Center West side of Harrison between Calle Verde and Calle Zamora	Kevin Friedman 1938 N. Batavia Street Suite K Orange CA 92865 (714) 913-8393	On PC meeting 10/4/06

**City of Coachella  
Development Status Report  
January 2007**

	<b>Case</b>	<b>No.</b>	<b>Name / Description</b>	<b>Location</b>	<b>Contact Person</b>	<b>Expiration Date &amp; Status</b>
	CZ EA ZOA	04-01 04-01 04-01	GPA to C-E (Entertainment Commercial) CZ to CG (General Commercial)	N of I-10 & Vista Del Norte Dr, and E of Harrison Street. 6.4 Acres	Abdul Sharkat 70 Magdalena Drive Rancho Mirage, CA 92270 760-324-9855	PC Approved 4-21-04 CC Approved 6-3-05
	CZ EA GPA	04-10 04-22 04-04*	19.46 Acres for future neighborhood commercial center of approx 160,000 sq ft	SWC of Van Buren and Avenue 48	Laurich Properties	PC Approved 1-19-05 CC Approved 2-23-05
	CZ EA	06-05 06-08	Annexation 55 930 acres	W of Pierce St. & South of Ave. 52	Cocopah Nurseries 81880 Arus Avenue Indio, Ca 92201 760-347-7906	PC Approved 7-05-06 CC
	CZ EA	06-06 06-09	Annexation 56	North of Avenue 52 bet Van Buren and Calhoun	David Labbe T.I.C. Corporation 300-303 Carlsbad Village Drive #108A Carlsbad, CA 92005 760 685-2102	PC Approved 7-05-06
	SP		Lennar Desert Lakes, LLC 7,300 S.F. Residences, golf, Commercial	North of I-10 in NE corner of Coachella	Lennar Desert Lakes, LLC 40004 Cook Street Palm Desert, CA 92260	

**City of Coachella  
Development Status Report  
January 2007**

	<b>Case</b>	<b>No.</b>	<b>Name / Description</b>	<b>Location</b>	<b>Contact Person</b>	<b>Expiration Date &amp; Status</b>
	SP		McNaughton Specific Plan 919 acres Residential 175 acres Commercial 75 acres Hotels 708 acres recreation <i>Total 1,877 acres</i>	Between Storm Channel & Buchanan	Stan McNaughton P. O. Box 3984 Palm Desert CA 92260 (760) 345-9885	EIS & Specific Plan Approved No Tentative Maps or Development Plans Submitted
	SP		Rancho Coachella 189 acres Residential 46 acres Commercial 25 acres Recreation <i>Total 260 Acres</i>	SE corner of Ave 54 & Fillmore	Kyle Denning, Lusardi Co. 1570 Linda Vista Drive San Marcos CA 92069 (760) 744-3133	EIS & Specific Plan Approved No Tentative Maps or Development Plans Submitted
	SP		Brandenburg/Butters Specific Plan 348.5 acres	SE corner of Ave 50 & Polk Street	Brandenburg Butters 33 W. Santa Clara Street # 1212 San Jose, CA 95113 (408) 279-5200	EIS & Specific Plan Approved No Tentative Maps or Development Plans Submitted
	SP GPA EIR CZ DA	04-01 04-03 04-01 04-01 04-01	Shadow View Country Club Mixed Use Development	Between I-10 and 86S Southeast of Dillon Road North of Avenue 49	T. R. Co. - Bill Webster 160 Newport Center Dr Suite 240 Newport Beach, CA (949) 719-4975 Fax (949) 719-4976	PC Approved 7-19-06 CC Approved 7-24-06

**City of Coachella  
Development Status Report  
January 2007**

	<b>Case</b>	<b>No.</b>	<b>Name / Description</b>	<b>Location</b>	<b>Contact Person</b>	<b>Expiration Date &amp; Status</b>
	TPM EA	29130 06-02	Parcel Map 4.62 Acres	APN 612-250-009 48665 Van Buren Coachella, CA	Alex Jiminez 48-665 Van Buren Coachella, Ca 92236 760-408-5660	PC Approved 04-19-06
	TPM EA GPA CZ	30927 03-10 03-02 03-07	Pre-zone, Pre-General Plan and TPM on 29 Acres for Future annexation to the City	SWC of Avenue 54 and Grapefruit Blvd.	John Koch Merchants International, LLC 50660 Cypress Point La Quinta, CA 92253	PC Approved 1-21-04 CC Approval Pending
	TPM EA AR	31459 03-07 03-17	Grapefruit Center 200,000 Sq.Ft. Community Shopping Center on 18 Acres C.G.	W. Of Grapefruit Blvd. Between Ave. 49 and Park Lane	Leonard H. Lundin 16400 Pacific Coast Hwy. #207 Huntington Beach, CA 92649 (562) 592-6020	P.C. Approved AR & TPM 11/19/03 AR Expires 11/19/04 CC Approved TPM 12/23/03 Under Construction
	TPM EA	32845 04-21	12 Parcel Commercial Subdivision	SEC of Jackson & Avenue 48	Nadel Architects Jackson Street Retail Invest. LLC %Capstone Advisors 11682 El Camino Real, Ste. 300 San Diego, Ca 92130 858-794-7000 Fax 858-794-8010	PC Approved 1-19-05 CC Approved 1/26/05
	TPM	33631	Carlos Partida Subdivide 10 acres into 2.5 parcels	SEC Tyler and Avenue 47 APN 603-150-013	Carlos Partida 41-592 Beading Road Bermuda Dunes, CA 92203	PC Approved 12-21-05
	TPM EA	33669 05-13	Santa Rosa Design Center	SEC Ave. 54 & Tyler Street APN 763-260-001	Brian Malloy 73733 Fred Waring Drive #110 Palm Desert, CA 92201 760-674-3505	PC Approved 12-21-05

**City of Coachella  
Development Status Report  
January 2007**

<i>Case</i>	<i>No.</i>	<i>Name / Description</i>	<i>Location</i>	<i>Contact Person</i>	<i>Expiration Date &amp; Status</i>
TPM	34921	Two parcel division	NEC Vista del Norte & Tyler	Mayer Luce Group Inc. 14080 Palm Dr Suite E Desert Hot Springs CA 92240 (760) 288-4312	
TPM AR CUP	34848 06-23 227	Subdivide 17.58 acres into 5 commercial parcels for a community shopping center including a supermarket, drug store and bank Related cases include GPA 04-04, CZ 04-10 and EIS 04-22	SWC Van Buren and Ave 48	48 Van Buren LLC Attn: Kevin Novak 1770 N. Buffalo Drive, Suite 101 Las Vegas NV 89128 (702) 220-4500	Approved at PC Mtg 11/1/06
TPM EIR GPA CZ SP DA	34993 04-01 04-03 04-03 04-01	540 ± acres into 15 parcels Shadow View See related case TTM 34865	SE of Dillon Road between I-10 and 86 Expressway	T. R. Co Bill Webster 160 Newport Center Drive Suite 240 Newport Beach, CA 92660 (949) 719-4975	

**City of Coachella  
Development Status Report  
January 2007**

<i>Case</i>	<i>No.</i>	<i>Name / Description</i>	<i>Location</i>	<i>Contact Person</i>	<i>Expiration Date &amp; Status</i>
TTM CZ CUP AR EIS	30117 01-04 187 01-06 01-11	Rancho Heights The Vineyards 512 lot R.V. Park Subdivision and 9 hole Golf Course CT	North of Vista Del Norte, South of All American Canal and east of Dillon Road	Walter W. Luce/Robert Mayer Rancho Heights, LLC 66523 Pierson Blvd. Desert Hot Springs, CA 92240 (760) 251-6964 (760) 251-3963 FAX	P.C. and C.C. Approved TTM Appr 06/27/01 Exp 6/27/03 CZ Approved 6-27-01 CUP & AR Approved 6-6- 01/ First Phase Recorded . Golf Course Completed
TTM CZ EIS	30498 02-01 02-01	Rancho Las Flores 132 Acres 552 S. F. Subdivision SF	East of Van Buren St. between Ave. 48 and Ave. 49		PC Approved 4/17/02 CC Approved 5/08/02 TTM Expires 5/08/04 Model homes complete Phase 1 Completed TTM Expired
TTM EA CZ	30830 03-06 03-04	La Morada 171 S. F. Lots on 40.9 Acres See AR 05-08	APN 612-290-002 NW Cor. 50 <sup>th</sup> & Van Buren	Edgemoor Ventures Mark Ladedo 77682 Country Club Drive, St. B Palm Desert, CA 92260 (760) 200-5433 (760) 200-5430 (FAX)	PC Approved 11/19/03 CC Approved 12/10/03 Final Map Recorded
TTM EA	30831 03-01	112 Lots on 30 Acres S.F.	NWC Avenue 50 & Frederick APN 603-260-007	See AR 04-28 for developer info	P.C. Approved 8/20/03 C.C. Approved 09/10/03 Final Map Recorded



**City of Coachella  
Development Status Report  
January 2007**

	<b>Case</b>	<b>No.</b>	<b>Name / Description</b>	<b>Location</b>	<b>Contact Person</b>	<b>Expiration Date &amp; Status</b>
	TTM EA GPA	30871 02-14 02-04	La Colonia 122 S.F. Lots on 29 Acres SF	SW Corner of 50 & Calhoun	See AR 04-04 for developer info	PC Approved 02-05-2004 C.C. Approved 03/14/03 Final Map Recorded Under Construction
	TTM EA GPA CZ	30872 02-12 02-03 02-07	95 S.F. Lots on 23.64 Acres Commercial Parcel 13.83 Acres SF	North of 54, West of Harrison, East of Calle Empalme	Eddie Galstian 100 West Broadway, Ste. 950 Glendale, CA 91210 (818) 956-7599 (818)244-2044	P.C. Approved 1/15/03 C.C. Approved 02/12/03 TTM Expires 02/12/05 Extended until 03-12-07
	TTM EA CZ	30889 02-13 02-08	Rancho De La Fe 125 S.F. lots on 30 acres SF	SWC of Avenue 53 and Shady Lane	Desert Alliance for Community Empowerment 53-900 Enterprise Way, Ste. 1 Coachella, CA 92236 Attn: Jeff Hayes	P.C. Approved 12/18/02 C.C. Approved 01/08/03 TTM Expires 01/08/05 Final Map Submitted for review
	TTM EA CZ	30910 03-03 03-01	Frederick Street Properties, LLC 293 S.F. Dwelling Units SF	SEC Ave. 48 & Calhoun 79.77 Acres/ 10.4 Acres - CZ APN 612-250-001 & 612- 230-006 - 007	See AR 04-25 for developer info	P.C. Approved 09/03/03 C.C. Approved 09/24/03 Expires 09/24/05
	TTM EA	31158 04-07	115 S.F. Subdivision	E of Frederick, W of Calle Empalme, N of Avenue 53	Stan Stringfellow North American Residential 326 W. Arrow Highway San Dimas, CA 91773 909-394-7773	PC Approved 8-4-2004 CC Approved 8/25/2004

**City of Coachella  
Development Status Report  
January 2007**

	<b>Case</b>	<b>No.</b>	<b>Name / Description</b>	<b>Location</b>	<b>Contact Person</b>	<b>Expiration Date &amp; Status</b>
	TTM	31230	10 S.F. Lots on 2.41 Acres	SE Cor Calle Avila & Cairo Avenue APN 765-114-002	Coronel Construction 78150 Calle Tampico La Quinta, CA 92253 (760) 564-4604	P.C. Approved 5/21/03 C.C. Approved 6/16/03 Final Map Recorded Under Construction
	TTM EA CZ	31376 03-04 03-02	87 S. F. Lots on 21.33 acres See AR 04-27	West of Calhoun between 49 <sup>th</sup> and 50 <sup>th</sup>	Efren Castro P. O. Box 1540 Indio, CA 92202	P.C. Approved 8/06/03 C.C. Approved 8/27/03 Final Map Recorded
	TTM EA AR CUP CZ	31508 03-05 03-15 196 03-03	Sun Date 1 160 lot S.F. Subdivision CZ to R-PUD & AR on 40 Acres See AR 03-15	SWC of Frederick St. And Avenue 52	Dan Morgan Centennial Homes, Inc. 7533 Redwood blvd. Navato, CA 94945 (415) 899-1962 (415) 899-1292 (FAX)	P.C Approved 11/19/03 AR & CUP Expires 11/19/04 C C Approved CZ & TTM 12/10/04 Final Map Recorded Under Construction
	TTM EA CZ GPA	31533 04-12 04-05 04-03	265 SF Subdivision & a 31.96 Manufacturing Service Parcel See AR 05-22	North of 53 South of 52 West of Tyler	Coachella Land LLC 50-855 Washington St. Ste 209 La Quinta, CA 92253	PC Approved 7-7-04 CC Approved 9/22/04
	TTM EA	31550 04-08	80 S.F. Subdivision	N of 54 <sup>th</sup> & E of Van Buren	Larry Hughes Brighton Properties 41800 Washington St., B-105-220 Bermuda Dunes, CA 92203 (760) 343-7297	PC Approved 7-07-04 CC Approved 8/03/04

**City of Coachella  
Development Status Report  
January 2007**

	<b>Case</b>	<b>No.</b>	<b>Name / Description</b>	<b>Location</b>	<b>Contact Person</b>	<b>Expiration Date &amp; Status</b>
	TTM EA	31551 03-11	252 Lot S. F. Subdivision See AR 06-13	S.E. Cor Avenue 51 and Van Buren	Alpine Group P.O. Box 155 Thousand Palms, CA (760) 343-7285 attn: Lane Lowry	P.C. Approved 3-17-04 CC Approved 4/14/04 1 Yr Ext. Appd. 04-01-06
	TTM EA	31664 03-08	152 Lot S.F. Subdivision on 39 Acres See AR 05-05	NWC of Frederick Street and Ave. 54	Dan Morgan Centennial Homes, Inc. 7533 Redwood Blvd. Novato, CA 94945 (415) 899-1962 (415) 899-1292 (FAX)	P.C. Approved 1/7/04 C.C. Approved 1/28/04 Final Map Recorded
	TTM CUP CZ EA	31694 210 06-07 06-10	477 SF Subdivision Travata 91 acres	SWC Ave. 50 & 86 Expressway	Coachella Development Group LLC 39755 Berkey Drive Palm Desert, CA 92260 760 404-1900	PC Approved 06-21-06 CC Pending
	TTM EA CZ	31698 03-09 03-06	Edgemoor Ventures 108 S.F. Lot Subdivision See AR 05-13	SEC Avenue 50 & Van Buren Street	Edgemoor Ventures Mark Ladedo 77682 Country Club Dr. Suite B Palm Desert, CA (760) 200-5433 (760) 200-5430 FAX	P.C. Approved 4/07/04 CC Approved 4/28/04
	TTM EA	31714 04-11	150 S. F. Dwellings See AR 06-08	SE Corner of Avenue 54 & Shady Lane	Brighton Properties 41800 Washington Street, Suite B 105-220 Bermuda Dunes, CA 92203	P.C. Approved 9-15-04 CC Approved 9-22-04

**City of Coachella  
Development Status Report  
January 2007**

	<b>Case</b>	<b>No.</b>	<b>Name / Description</b>	<b>Location</b>	<b>Contact Person</b>	<b>Expiration Date &amp; Status</b>
	TTM EA CZ	31978 04-13 04-07	160 S.F. Dwellings See AR 05-30	SE Cor of Ave. 53 & Frederick	Brighton Properties 41800 Washington Street, Suite B 105-220 Bermuda Dunes, CA 92203	PC Approved 9-15-04 CC Approved 10/13/04
	TTM EA	32074 04-06	155 S.F. Subdivision See AR 05-32	SEC Avenue 50 & Calhoun		PC Approved 5-19-04 CC Approved 6-9-04
	TTM EA	32075 04-05	232 S.F. Subdivision See AR 05-04	W of Frederick between Avenue 50 & 51	See AR 05-04 for developer info	PC Approved 5-19-04 CC Approved 6-9-04
	TTM EA AR CUP CZ GPA	32164 04-15 04-20 200 04-09 04-04	169 S. F. Dwellings See AR 04-20	NW Corner Avenue 53 and Frederick	Dan Morgan Centennial Homes, Inc. 1 McInnis Parkway, St. 300 San Rafael, CA 94903 (415) 507-0815 (415) 899-1292 (FAX)	GPA PC Approved 1-19- 2005 EA,AR,CUP,CZ,TTM PC Approved 2-15-06
	TTM EA CUP CZ	32263 05-11 207 05-04	197 S. F. Subdivision 64.64 acres See AR 05-21	Ave 44, West of Dillon	Rilington Communities 30-885 Date Palm Drive Cathedral City, Ca 92234 760-328-0402	Pending P.C. Review

**City of Coachella  
Development Status Report  
January 2007**

	<b>Case</b>	<b>No.</b>	<b>Name / Description</b>	<b>Location</b>	<b>Contact Person</b>	<b>Expiration Date &amp; Status</b>
	TTM EA CZ	32264 04-10 04-05	Planned Unit Development See AR 05-31	NW Corner of Avenue 54 & Shady Lane (P.U.D).		PC Approved 7-07-04 CC Approved 8-3-04
	TTM EA CZ Annex	32415 05-06 05-02 54	79 SF Subdivision 19.66 acres	N of 52 W of Van Buren	Van Buren Investments Alex Bowie 4920 Campus Drive Newport Beach CA 92660	PC Approved 6-15-05 CC Approved 7-13-05
	TTM EA	32478 04-09	232 S.F. Subdivision Revised Plan 212 S.F. Unit	N of Ave 54, between Fillmore & Polk Street	Brookfield CA Land Holding, LLC 1522 Brookhollow Drive, Suite 1 Santa Ana, CA 92705 714-979-2456	Approved by PC 9-15-04 Tabled by CC 11-23-04 Pending CC Hearing 12- 14-05
	TTM EA AR CUP	32860 04-24 04-32 205	81 Townhouses - 200 Room Hotel 61.91 Acres See AR 04-32	NE Corner of Vista Del Norte/Tyler	The Vineyards South, LLC 44-790 Dillon Road Coachella, Ca 92236	PC Approved 02/02/05  CC Approved 2-23-05 PC Approved CUP 2-15-06
	TTM EA CZ	33335 05-01 05-01	16 Unit Subdivision 4.7 Acres	No. Of Avenue 52 between Hernandez St. & La Ponderosa Dr	John Hanson Hansen PSC Inc. Menlo Park, CA 94023 650-326-3301	PC Approved 3/02/05 CC Approved 3/23/05
	TTM EA CZ	33551 05-07 05-03	143 S. F. Subdivision Gated 37 acres	SEC Ave 49 & Calhoun	Lorin Dreyfuss P. O. Box 614 Rancho Mirage CA 92270	PC Approved 8/17/05 CC Approved 9/14/2005

**City of Coachella  
Development Status Report  
January 2007**

	<b>Case</b>	<b>No.</b>	<b>Name / Description</b>	<b>Location</b>	<b>Contact Person</b>	<b>Expiration Date &amp; Status</b>
	TTM AR EA CUP CZ	33556 05-24 05-14 210 05-05	295 SF Subdivision Acreage: 90+ acres	N of I10 W of Harrison APN 601-400-001	Cabazon Band of Mission Indians 84-245 Indio Springs Parkway Indio CA 92201 Phone:760-342-2593 Fax: 760 342-0420	Approved PC Mtg 10/18/06
	TTM	33589	Land division for financing purposes - see TTM 35005 for project details	SEC Polk & Ave 50	Don Christopher 305 Bloomfield Avenue Gilroy, CA 95020 (408) 847-1100	
	TTM EA	33811 06-15	38 SF Subdivision 10.9 acres	S of Bagdad N of Cairo W of Calle Avila	Coronel Enterprises 51-105 Ave Villa Suite 101 La Quinta CA 92253	Approved PC Mtg 10/4/06
	TTM EA CZ GPA EIR	34087 06-16 06-12 06-04 06-01	272 SF Subdivision 80 acres	NWC Ave 55 and Pierce	Van Buren Investments 4920 Campus Drive Newport Beach CA 92660 (949) 851-1300	
	TTM CUP	34166 220	123 SF Subdivision 21.68 Acres	N of Vista del Norte East of Dillon	Rancho Heights 14080 Palm Drive, Ste. E Desert Hot Springs, CA 92240 760 288-4312	Pending PC Review

**City of Coachella  
Development Status Report  
January 2007**

	<b>Case</b>	<b>No.</b>	<b>Name / Description</b>	<b>Location</b>	<b>Contact Person</b>	<b>Expiration Date &amp; Status</b>
	TTM AR CZ CUP EIS	34174 06-01 06-01 214 06-01	469 SF Subdivision 108.45 Acre Project Avalar	S of Ave 52 N of Ave. 54, E of Van Buren	Centennial Homes Daniel H. Morgan, President 2 Ranch Drive Novato, CA 94945 415-507-0815 Fax 415-899-1292	PC Approved 02-15-06
	TTM CZ EA	34237 06-02 06-03	140 Single Family Homes Serenata 39 Acres	601-390-019 S. Of Ave. 44 E of Dillon	Family Development Rudy Herrera 73-081 Fred Waring Drive Palm Desert, Ca 92260 760 900-8989	Approved PC Mtg 9/6/06
	TTM CZ EA	34293 06-08 06-07	129 SF Subdivision	N of Ave 51, W of Filmore, W of Polk	Brighton Properties, LLC 41-800 Washington St. Bermuda Dunes, CA 92203	PC Approved 6/7/06
	TTM EA CUP CZ GPA	34512 06-14 223 06-11 06-03	349 SF Subdivision 4.5 ± acre park 74 ± acres	SWC Tyler & Ave 53	Lansing Industries Inc 504 Via Florida San Clemente CA 92672 (949) 218-6870	
	TTM CZ EA	34527 06-09 06-12	Annexation 57 Approx. 100 Acres	West of Van Buren bet. Ave. 51 & Ave. 52	Nick Nigosian P. O. Box 276 Coachella, CA 92236 760 398-5182	PC Approved 09-06-06

# City of Coachella

## Development Status Report

January 2007

	<b>Case</b>	<b>No.</b>	<b>Name / Description</b>	<b>Location</b>	<b>Contact Person</b>	<b>Expiration Date &amp; Status</b>
	TTM EIR GPA CZ SP DA	34865 04-01 04-03 04-03 04-01	1600 SF Subdivision 368 ± acres Shadow View See Related TPM 34993	SE of Dillon Rd between I-10 and 86 Expressway	T. R. Co Bill Webster 160 Newport Center Drive Suite 240 Newport Beach, CA 92660 (949) 719-4975	
	TTM	35005	842 SF Subdivision 244 Multi family units School site See related TTM 33589	SEC Polk & Ave 50	Don Christopher 305 Bloomfield Avenue Gilroy, CA 95020 (408) 847-1100	
	ZOA EA	05-03 05-16	Hillside Conservation & Development Ordinance	Citywide	City of Coachella 1515 6 <sup>th</sup> Street Coachella, CA 92236 760 398-3102	PC Meeting 10/4/06



**City of Coachella**  
**Development Status Report**  
**January 2007**

Types = SF Single Family, MF Multiple Family, RMH Residential Mobile Homes, CG Commercial General, IND Industrial,  
MH Manufacturing Heavy, MS Manufacturing Service, RE Residential Estate

Status of Projects = Under Construction, Approved, Pending Approval

Status of Maps = Constructed, Under construction, Recorded, Approved Tentative, Pending Approval

AR Architectural Review

CUP Conditional Use Permit

CZ Change of Zone

DA Development Agreement

EIS Environmental Initial Study

GPA General Plan Amendment

PD Planned Development

TTM Tentative Tract Map or Tentative Subdivision Map

TPM Tentative Parcel Map

ZOA Zoning Ordinance (Text) Amendment

Tentative Maps (Tract and Parcel) are approved for 2 years and may be extended an additional year three times upon approval of their request and payment of application fees.