



Planning Commission Staff Report

Date: November 12, 2009

Case No.: 5.0889 – PDD 272; Tentative Tract Map 35253

Application Type: Amendment of a previously approved Final Planned Development District & Map Waiver

Location: 1221 Solana Trail at Four Seasons Development

Applicant: K. Hovnanian Homes

Zone: PDD 272

General Plan: MDR - Medium Density Residential

APNs: 669-700-057

From: Edward O. Robertson, Principal Planner

Project Planner: Edward O. Robertson, Principal Planner

PROJECT DESCRIPTION

The applicant, K. Hovnanian Homes, is requesting the Planning Commission to amend a previously approved Final Development Plans for PDD 272, Case No. 5.0889 for the subdivision of Lot 178 of Tract 30058 into three single-family residential lots. A request for a parcel map waiver has also been submitted by the applicant. The approximately 21,813-square foot lot 178 was previously designated for a proposed well site for the Desert Water Agency (DWA), but is no longer required for that purpose.

Section 94.03.00(G) allows the Planning Commission to modify Final Development Plans of Planned Developments. The Commission may approve minor architectural or site changes that do not affect the intent of the PD. In this case, staff believes that the intent of the Planned Development was to establish a mix single-family residential units

and adequate open space within the subdivision with variations to certain development standards.

The proposed amendment to the Final PDD will accomplish the following:

- Subdivide of an existing lot of record (Lot 178)
- Create a new Parcel Map (TPM 35253)
- Utilize previously approved architectural models in the new lots

RECOMMENDATION

Approve the proposed amendment to the Final Development Plans by K. Hovnanian Homes, to convert Lot 178 of Map 30058 into three single-family residential lots;

Approve Parcel Map waiver 35253 for the creation the proposed three new lots subject to the attached conditions of approval.

PRIOR ACTIONS

On December 11, 2002, the Planning Commission approved Case No. 5.0089-Planned Development District 272 and recommended approval of the PDD and Tentative Tract Map 30058 to the City Council.

On December 19, 2002, the City Council adopted a Mitigated Negative Declaration (MND), and approved Planned Development District 272 and Tentative Tract Map 30058 for the development of 176 single-family residential units.

BACKGROUND AND SETTING

The property is situated on Solana Trail and is surrounded by single-family residential development to the north, to the east and west, and by the Santiago Sunrise Mobile Home Park to the south. Tract 30058 which is part of the Four Seasons development is approximately 46.2-acre property that was subdivided into 176 lot gated community located at the northwest corner of the intersection of Sunrise Way and San Rafael Drive. The subdivision is one of three tracts developed by K. Hovnanian Four Seasons Homes of Palm Springs; the other two are Tracts 30054 and 31525. Currently, Tract 30058 contains 176 built-out single-family residential lots, 16 lettered lots for streets, flood control and other purposes, one recreation facility and a common open space area. The residential lots range from 5,500 to 7,700 square feet in size and the homes are 2 to 4 bedroom units ranging from 1,650 to 2,769 square feet in size.

In 2002, when the subdivision was approved, Lot 178 was designated for use by the Desert Water Agency (DWA) to construct a well site. DWA has since abandoned the idea of constructing the proposed well site at the location. The property has since been reacquired K. Hovnanian and is now proposing to subdivide the approximately 21,813 square foot parcel into three single-family residential lots.



The Site

ANALYSIS

General Plan and Zoning:

The General Plan designation of the site is “MDR” Medium Density Residential; this designation allows for the development of 6.1 to 15.0 dwelling units per acre. The zoning designation is Planned Development District 272. PDD 272 allows for the creation of lots ranging from 5,500 to 7,700 square feet in size. The PDD also allows for other deviations from the Zoning Code’s development standards; these deviations include reductions of lot widths, front, rear and side yard setback requirements. The surrounding land uses, General Plan and Zone designations are summarized in Table 1 below.

Table 1: Surrounding land uses, General Plan, Zoning

	Existing Land Use	General Plan	Zoning
Site	Vacant	MDR; Medium Density Residential	PDD 272
North	Single Family Residential	MDR; Medium Density Residential	PDD 272
East	Single Family Residential	MDR; Medium Density Residential	PDD 272
West	Single Family Residential	MDR; Medium Density Residential	PDD 272
South	Mobile Home Community	MDR; Medium Density Residential	O-5 Open Space

PLANNED DEVELOPMENT DISTRICT

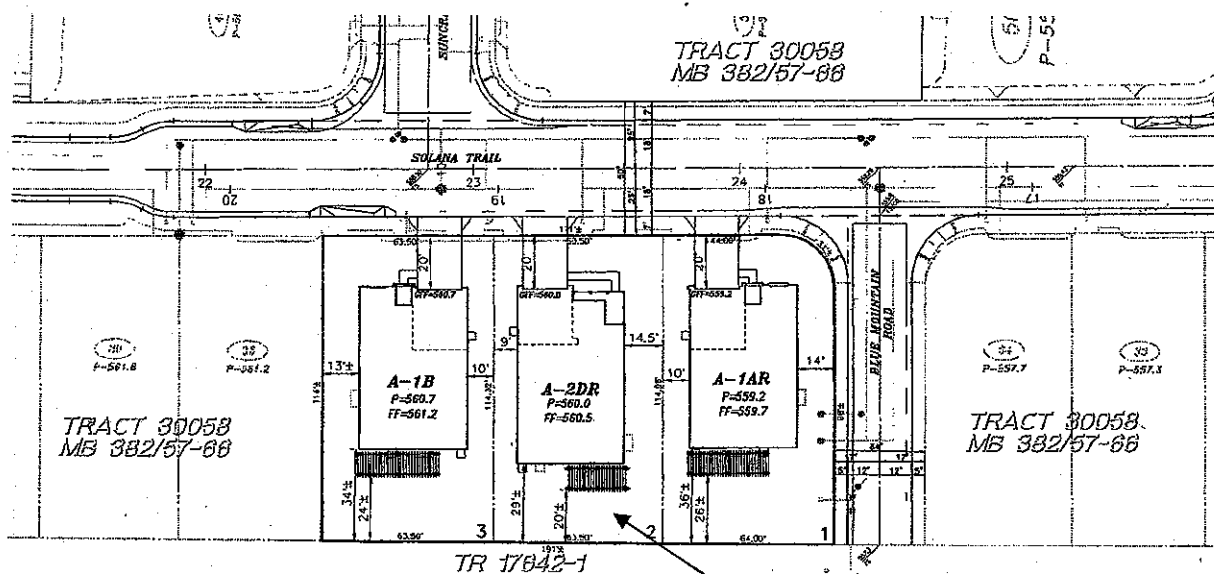
Planned Development District:

The previously approved project includes components which vary from the development standards of the underlying zoning designation of O-5. As a result, Planned Development District 272 was approved under the provisions of Section 94.02.00.B of the Palm Springs Zoning Code. The previously approved design and development standards contained in PDD 272 will remain in effect; the applicant is not seeking any new deviations from the development standards.

Amendment to the Planned Development District & Tract Map:

The proposed amendment to the previously approved project does not vary from the intent of the PDD, and the project is still consistent with both the General Plan and PDD 272. The applicant is now requesting to develop the vacant Lot 178 which was previously designated for a proposed well site for the DWA. The subdivision will create three parcels. Parcel 1 will be approximately 7,359 square feet in size, 64 feet wide and 115 feet deep. Parcel 2 will be approximately 7,301 square feet in size, 63.50 feet wide and 114 feet deep and Parcel 3 will be approximately 7,240 feet in size, 63.50 feet wide and 114 feet deep.

The site plan remains fairly consistent with the original plan; existing average lot sizes in the surrounding Tract 30054 and Tract 30058 is between 5,500 to 7,700 square feet. The proposed three new lots are consistent with the previously approved PDD in terms of required minimum lot size, depth, width and setbacks.



The New Parcel Map

PLANNED DEVELOPMENT DISTRICT

Architecture & Landscaping:

The previously approved architecture for PDD 272 will remain; there are no modifications being proposed. The existing homes are a mix of California Mediterranean and Spanish style of architecture. The two to four bedroom detached homes range between 1,650 to 2,769 square feet in size. All proposed single-family residences feature 2 parking spaces in an attached garage and additional two parking spaces in front of the garage, in accordance with established parking standards. The applicant has also indicated that the previously approved landscape plan will be carried forward without modification.

Parcel Map Waiver:

As part of the PDD amendment, the applicant has also submitted an application for a parcel map waiver with a subsequent action to issue a Certificate of Compliance after the approval of the waiver. The parcel map waiver is to subdivide Lot 178 of Tract 30058 into three single-family residential lots. The approximately 21,813-square foot lot was previously designated for a proposed Desert Water Agency (DWA) well site. The City's Municipal Code outlines the process for a map waiver. Pursuant to the Palm Springs Municipal Code (PSMC) the following sections outline the process:

Section 9.63.160 of the PSMC, *Application:*

"An application for a waiver of a parcel map, pursuant to Section 9.62.015 shall be filed on forms and accompanied by such data and information as may be prescribed by the director of planning and zoning together with an approved description of the real property involved. (Ord. 1410 § 17, 1992: Ord. 1241 § 6 (part), 1985)."

Section 9.63.170 of the PSMC, *Referrals:*

"Copies of the application may be referred to other appropriate city departments or other public or private agencies affected, together with a request for a written recommendation to be returned to the director of planning and zoning within fifteen working days. Failure to submit such written recommendations may be deemed waiver of any objections to the application. (Ord. 1410 § 18, 1992: Ord. 1241 § 6 (part), 1985)."

The application was referred to the Engineering department, which stated that parcel map waivers could be used when the property to be subdivided into new parcels is already developed (thus, environmental, flood control and other related issues are already mitigated / resolved).

Section 9.62.070 of the PSMC, *Waiver of a parcel map*:

"Except where required by the Subdivision Map Act, no parcel map need be filed or recorded provided that pursuant to the procedure set forth in Chapter 9.63, the planning commission finds and determines that the proposed division of land complies with all applicable requirements as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and all other requirements of the Subdivision Map Act and any applicable provisions of this title. (Ord. 1241 § 5, 1985)."

The Subdivision Map Act allows parcel map waivers for the division of land of less than five parcels as long as the local agency (the City) provides a procedure for waiving the requirement for a parcel map. The Municipal Code sections below outline the procedures for a map waiver.

Pursuant to Section 9.63.180 of the PSMC, *Planning commission action*:

"(a) The planning commission shall consider the application within forty-five days after the filing of the application. The planning commission may grant the application, provided that it finds that the proposal complies with applicable requirements as to area, general plan, improvements and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and other requirements of this title. The time limit for action may be extended by mutual consent of the subdivider and the director of planning and zoning.

(b) If a parcel map waiver approval is granted, a certificate of compliance shall be filed with the county recorder, which certificate shall describe the real properties involved, name the owners thereof, and state that a parcel map waiver has been granted by action of the planning commission, giving the date thereof. (Ord. 1410 § 19, 1992; Ord. 1241 § 6 (part), 1986."

Section 9.63.280 of the PSMC, *Issuance when application for waiver of parcel map approved*:

"Upon request of the owner of the property, a certificate of compliance may be issued and filed for record for any real property for which an application for waiver of the requirement of a parcel map has been approved under this chapter. (Ord. 1241 § 6 (part), 1985)."

After the Planning Commission makes the required findings for the map waiver, the approval process becomes similar to a Lot Line Adjustment (because a Certificate of Compliance is issued creating the new parcels proposed as part of the parcel map waiver). The Lot Line Adjustment is processed by the Engineering Department at the staff level.

REQUIRED FINDINGS

Findings can be made in support of amending the existing Planned Development District as follows:

- a. *The proposed planned development amendment is consistent and in conformity with the general plan pursuant to Sections 94.07.00 (A)(1) and 94.02.00 (A)(4) of the Palm Springs Zoning Code.*

The proposed amendment to the planned development district is consistent with the General Plan, which includes policies specifically relating to the expansion of the City's housing needs. The proposed amendment is also consistent with Section 94.07.00(A)(2) of the Code as amended, which represents the General Plan and Zoning for the property on which the project is located.

- b. *The subject property is suitable for the uses permitted in the proposed planned development district, in terms of access, size of parcel, relationship to similar or related uses, and other relevant considerations.*

The main subdivision which is Tract 30058 is built out with the exception of lettered lots that were designated for ancillary uses such as retention basins, well site and recreation areas. The site is physically suitable for the proposed amendment in terms of size of parcels, access and relationships to existing land uses in the immediate vicinity.

- c. *The proposed establishment of the planned development district is necessary and proper, and is not likely to be detrimental to adjacent property or residents.*

The proposed amendment to the Planned Development District will modify a very small portion of an existing gated community; upon completion of the new lots, the development will still reflect a manner that is conducive with the housing development sought for in the area.

MAP WAIVER

The approval of the map waiver is dependent on the Planning Commission findings that the proposal complies with applicable requirements as to area, general plan, improvements and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and other requirements of this title.

1. Area

Planned Development District 272 requires a minimum lot area of 5,300 square feet, lot width of 60 feet and lot depth of 100 feet. The subdivision will create three parcels. Parcel 1 will be approximately 7,359 square feet in size, 64 feet wide and 115 feet deep. Parcel 2 will be approximately 7,301 square feet in size, 63.50 feet wide and 114 feet deep; Parcel 3 will be approximately 7,240 in size, 63.50 feet wide and 114 feet deep. The subdivision is consistent with the established PDD area, width and depth requirements. The proposed parcels will have sufficient area for the single-family residential development as demonstrated by other properties in the existing tract 30058.

2. General Plan

The General Plan designation of the property is MDR (Medium Density Residential). This designation allows for the development of between 6.1 and 15.0 dwelling units per acre. The proposed subdivision will allow for the development of three parcels on approximately 21,813-square foot property; this is well below the threshold of the General Plan.

3. Improvements and design

Street improvements are already installed. There are no improvements proposed for the division of the lot in question.

4. Floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, and environmental protection.

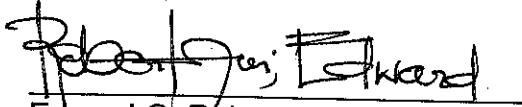
The subject property is not located within a flood zone. The proposed parcels have access to an improved public road. Sanitary sewer service is available in this area. Water service is available subject to the terms, conditions, limitations and restrictions set forth by Desert Water Agency. The streets are already improved and all utilities exist and are operating in the gated community.

ENVIRONMENTAL ASSESSMENT

A Mitigated Negative Declaration (MND) was previously adopted by the City Council on December 19, 2002. Pursuant to Section 15162 of the California Environmental Act (CEQA), the preparation of additional environmental documentation is not necessary because the proposed amendment will not change the circumstances related to the project. Furthermore, the amendment will not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Therefore, the proposed amendment could not result in any new environmental impacts beyond those already assessed in the previously adopted mitigated negative declaration.

NOTIFICATION

A public hearing notice was published in The Desert Sun and mailed to all property owners within 400 feet of the subject property. As of the writing of this report, staff has not received any comment.



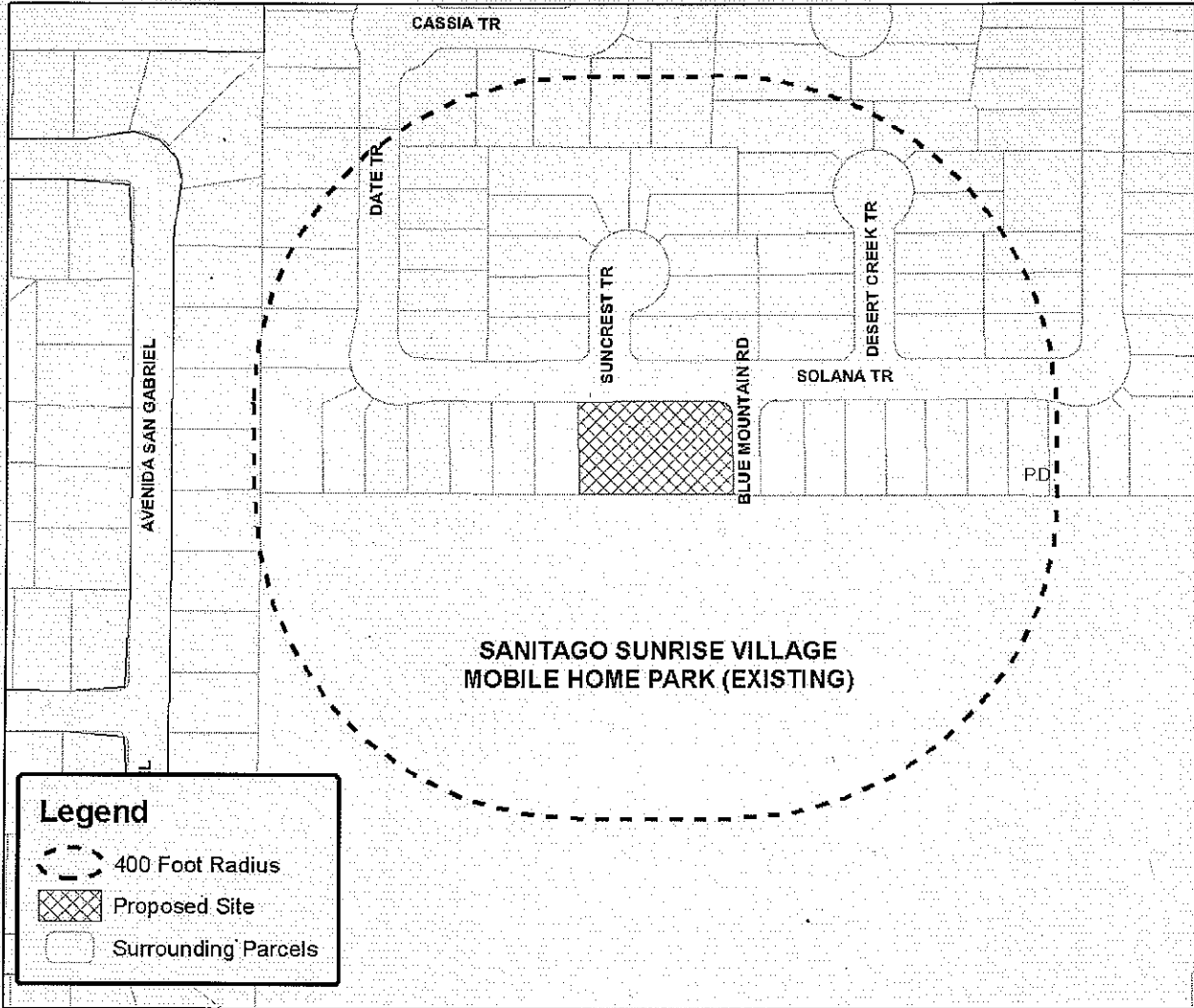
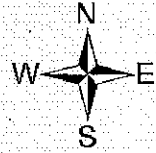
Edward O. Robertson
Principal Planner

ATTACHMENTS:

1. Vicinity Map
2. Draft Resolution
3. Conditions of Approval
4. Reduced copy of Tentative Parcel Map 35253



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

CASE NO: 5.0889 AMND B /
TTM 35253

APPLICANT: K. Hovnanian Homes

DESCRIPTION: To consider an amendment application by K. Hovnanian Homes, to a previously approved PDD and Tract Map 30058. The proposed amendment is to subdivide Lot 178 of Tract 30058 into three single-family residential lots at 1221 Solana Trail, Zone 0-5, APN: 669-700-057.

RESOLUTION

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA APPROVING CASE 5.0889 AMND-B PDD 272, AN AMENDMENT TO A PREVIOUSLY APPROVED PLANNED DEVELOPMENT DISTRICT, SUBDIVIDING LOT 178 INTO THREE SINGLE-FAMILY RESIDENTIAL LOTS; AND PARCEL MAIVER 35253 FOR THE CREATION OF THREE NEW LOTS AT THE K.HOVNANIAN FOUR SEASONS DEVELOPMENT LOCATED AT 1221 SOLANA TRAIL.

WHEREAS, K. Hovnanian Homes, ("Applicant") has filed an application with the City pursuant to Section 94.02.00 of the Zoning Code requesting an amendment to a previously approved Planned Development District 272 for a residential development the Four Seasons Gated Community; and

WHEREAS, notice of public hearing of the Planning Commission of the City of Palm Springs to consider Case 5.0889 AMND-B PDD 272 was given in accordance with applicable law; and

WHEREAS, on November 12, 2009, a public hearing on Case 5.0889 AMND-B PDD 272 was held by the Planning Commission in accordance with applicable law; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) Guidelines, the proposal has been determined to be a project subject to environmental analysis under CEQA; and

WHEREAS, the original Planned Development District (Case 5.0889 PDD 272, TTM 30058) was reviewed and approved by the Planning Commission on December 11, 2002 and was reviewed and approved by the City Council on December 19, 2002, and

WHEREAS, the original PDD 272 was approved with 178 lots on approximately 46.2-acre property for single family residential lots with streets, recreation areas, DWA Well site and landscaping at the Four Seasons Gated Development, and

WHEREAS, the amendment application for PDD 272 proposes to subdivide the approximately 21,813-square foot lot 178 of the previously approved Tract 30058 into three single-family residential lots; and

WHEREAS, the Planning Commission has carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report, and all written and oral testimony presented.

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: Pursuant to the California Environmental Quality Act (CEQA) Guidelines, a Mitigated Negative Declaration (MND) was previously adopted by the City Council on December 19, 2002. Pursuant to Section 15162 of the California Environmental Act (CEQA), the preparation of additional environmental documentation is not necessary because the proposed amendment will not change the circumstances related to the project. Furthermore, the amendment will not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Therefore, the proposed amendment could not result in any new environmental impacts beyond those already assessed in the previously adopted mitigated negative declaration.

Section 2: Pursuant to Section 94.03.00 (E) "*Planned Development Districts*" of the Zoning Code, a Planned Development District (PDD) may be established in accordance with the procedures required by Section 94.02.00 "*Conditional Use Permit*". Furthermore, Section 94.03.00 (G) provides that Planned Development Districts may be modified by following the same procedure outlined in 94.02.00.

Findings can be made in support of amending the existing Planned Development District as follows:

- a. *The proposed planned development amendment is consistent and in conformity with the general plan pursuant to Sections 94.07.00 (A)(1) and 94.02.00 (A)(4) of the Palm Springs Zoning Code.*

The proposed amendment to the planned development district is consistent with the General Plan, which includes policies specifically relating to the expansion of the City's housing needs. The proposed amendment is also consistent with Section 94.07.00(A)(2) of the Code as amended, which represents the General Plan and Zoning for the property on which the project is located.

- b. *The subject property is suitable for the uses permitted in the proposed planned development district, in terms of access, size of parcel, relationship to similar or related uses, and other relevant considerations.*

The main subdivision which is Tract 30058 is built out with the exception of lettered lots that were designated for ancillary uses such as retention basins, well site and recreation areas. The site is physically suitable for the proposed amendment in terms of size of parcels, access and relationships to existing land uses in the immediate vicinity.

- c. *The proposed establishment of the planned development district is necessary and proper, and is not likely to be detrimental to adjacent*

property or residents.

The proposed amendment to the Planned Development District will modify a very small portion of an existing gated community; upon completion of the new lots, the development will still reflect a manner that is conducive with the housing development sought for in the area.

Section 3: The development standards for PDD 272 shall apply to the amended proposal and Parcel Map 35253 as follows:

Table 2: Development Standards for PDD #272

	PDD- 272 AMND-B
Lot Area	Three single-family residential lots will be added to PDD 272 as a result of the amendment; varying Parcel 1 is 7,359 sq. ft., Parcel 2 is 7,301 sq. ft. & Parcel 3 is 7,240 sq. ft
Size	The minimum house size shall be 1,650 sq. ft.
Height	The maximum building shall be 24 feet per the original PDD requirements.
Lot width	Approximately 775 feet for multi family lot. Minimum 60 feet for single family lots per original PDD
Lot depth	The minimum lot depth for all single-family residential lots shall be 100 feet.
Front yard	The minimum front yard setback shall be 5 feet for side entry garages and 20 feet for front loaded garages per original PDD.
Int. side yard	The minimum side yard setback shall be 5 feet per original PDD 272
Rear yard	The minimum rear yard setback shall be 15 feet
Open Space	Open Space requirement shall be consistent with the requirements of original PDD
Parking required	Every single-family unit is required to provided an attached 2-car garage

Section 4: Pursuant to the City Council Policy dated September 17, 2008, the following "Public Benefits" are hereby approved and recommended for approval by the city Council:

- 1 The project as a public benefit, bringing additional housing to the City of Palm Springs.
- 2 Converting a vacant property that was previously designated for a well site to desirable single-family residential homes in a gated community.

MAP WAIVER

The approval of the map waiver is dependent on the Planning Commission findings that the proposal complies with applicable requirements as to area,

general plan, improvements and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and other requirements of this title.

1. *Area*

Planned Development District 272 requires a minimum lot area of 5,300 square feet, lot width of 60 feet and lot depth of 100 feet. The subdivision will create three parcels. Parcel 1 will be approximately 7,359 square feet in size, 64 feet wide and 115 feet deep. Parcel 2 will be approximately 7,301 square feet in size, 63.50 feet wide and 114 feet deep; Parcel 3 will be approximately 7,240 in size, 63.50 feet wide and 114 feet deep. The subdivision is consistent with the established PDD area, width and depth requirements. The proposed parcels will have sufficient area for the single-family residential development as demonstrated by other properties in the existing tract 30058.

2. *General Plan*

The General Plan designation of the property is MDR (Medium Density Residential). This designation allows for the development of between 6.1 and 15.0 dwelling units per acre. The proposed subdivision will allow for the development of three parcels on approximately 21,813-square foot property; this is well below the threshold of the General Plan. Furthermore, the traffic analysis done for the project indicate the roadway network in the vicinity of the project is capable of handling the density and volume of traffic to be generated by the additional residential use. Therefore the site is adequately and properly relates to the street network supporting the project.

3. *Improvements and design*

Street improvements are already installed. There are no improvements proposed for the division of the lot in question.

4. *Floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, and environmental protection.*

The subject property is not located within a flood zone. The proposed parcels have access to an improved public road. Sanitary sewer service is available in this area. Water service is available subject to the terms, conditions, limitations and restrictions set forth by Desert Water Agency. The streets are already improved and all utilities exist and are operating in the gated community.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case 5.0889 AMND-B PDD 272 and Parcel Map Waiver 35253, as the amended PDD, subject to conditions set forth in Exhibit A.

ADOPTED this 12th day of November, 2009.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Craig A. Ewing, AICP
Director of Planning Services

EXHIBIT A

5.0889-AMND-B & TPM 35253

K. HOVNANIAN FOUR SEASONS HOMES
1221 SOLANA TRAIL

November 12, 2009

CONDITIONS OF APPROVAL

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer, the Director of Planning Services, the Chief of Police, the Fire Chief or their designee, depending on which department recommended the condition.

Any agreements, easements or covenants required to be entered into shall be in a form approved by the City Attorney.

PLANNING

ADMINISTRATIVE

- ADM 1. Project Description. This approval is for the project described per Case 5.0889-AMND-B PDD Amendment and TPM 35253 Parcel Map Waiver, except as modified by the conditions below.
- ADM 2. The amended Planned Development District and Parcel Map 35253 shall comply with all the conditions of approval and development standards of Cases 5.0889-PDD 272 and Tract 30058.
- ADM 3. The previously approved architectural and Final Development Plans including landscape plans for PDD 272 and Tract 30058 shall be used for Parcels 1, 2, and 3 of Map 35253
- ADM 4. The project shall conform to the conditions contained herein, all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, and any other City County, State and Federal Codes, ordinances, resolutions and laws that may apply.
- ADM 5. The Director of Planning or designee may approve minor deviations to the project description and approved plans in accordance with the provisions of the Palm Springs Zoning Code.
- ADM 6. Parcel Map Waiver. This approval is for Parcel Map Waiver TPM 35253 located at 1221 Solana Trail, date stamped June 24, 2009. This approval is subject to all applicable regulations of the Subdivision Map Act, the Palm Springs Municipal Code, and any other applicable City Codes, ordinances and resolutions.
- ADM 7. Indemnification. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs

or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Palm Springs, its legislative body, advisory agencies, or administrative officers concerning 5.0889-AMND-B and TPM 35253, a Parcel Map Waiver Application. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter or pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive further indemnification hereunder, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

- ADM 8. Time Limit on Approval. Approval of the PDD Amendment and Parcel Map Waiver (TPM 35253) applications shall be valid for a period of two (2) years from the effective date of the approval. Extensions of time may be granted by the Planning Commission upon demonstration of good cause.
- ADM 9. Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05.00. Permits will not be issued until the appeal period has concluded.

ENGINEERING DEPARTMENT

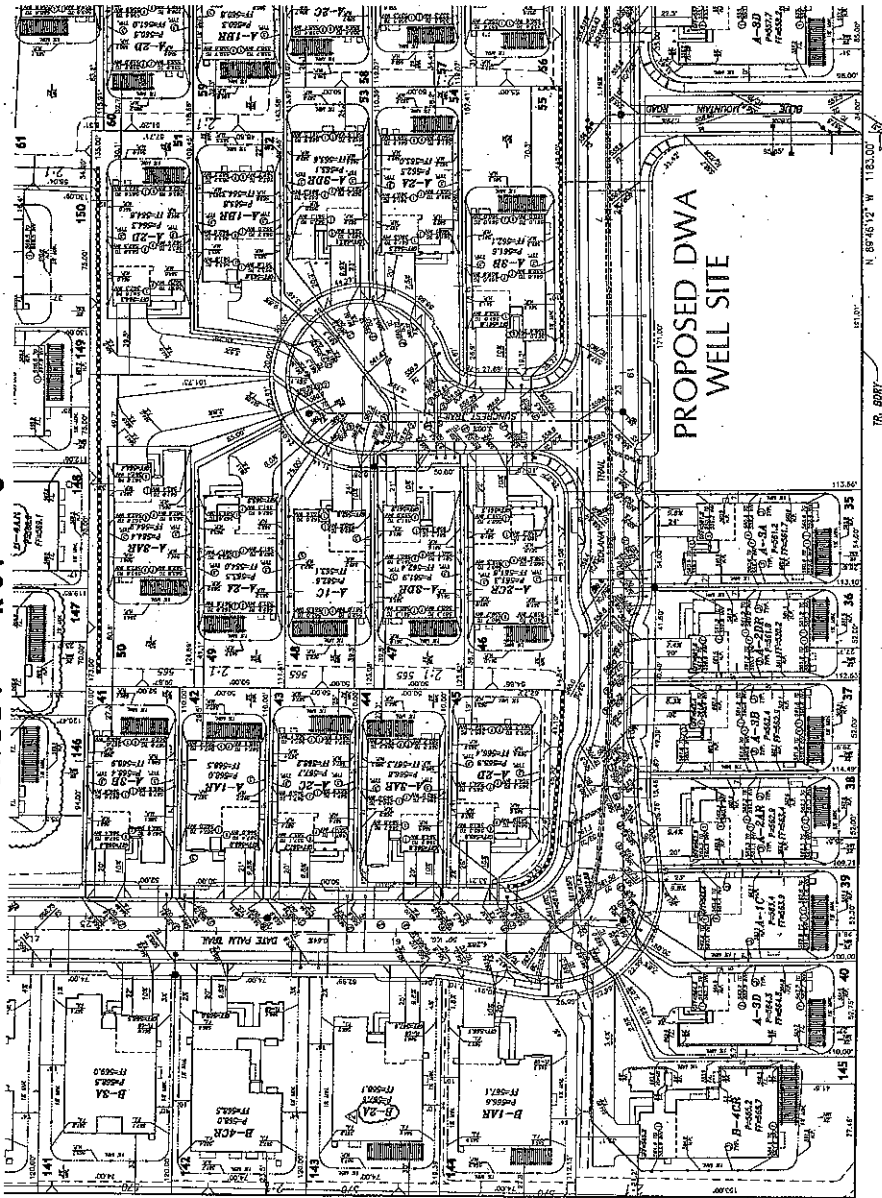
Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer.

MAP

- ENG 1. The applicant shall submit an application to the Engineering Division for a Certificate of Compliance, prepared by either an appropriately licensed registered Civil Engineer or a Land Surveyor. The Certificate of Compliance shall be approved prior to issuance of a building permit on any of the three parcels comprising Tentative Parcel Map No. 35253.

END OF CONDITIONS

SEE SHEET NO. 5



SEE SHEET NO. 8

PROPOSED DWA WELL SITE



CONSTRUCTION NOTES

- 1. EXIST. AND NEW ALLEYS ARE SHOWN ON SHEET NO. 5
- 2. EXIST. DRAIN PIPE LOCATED FOR AREA ON SHEET NO. 5
- 3. TOTAL 4" PVC (NEW) PAVEMENT IS 2.00" - SEE APPROVED DETAIL.

MAP DATE	08/28/05
DATE OF SHEET	08/28/05
DATE OF PLAN	08/28/05
DATE OF SHEET	08/28/05

FILE NO.	PA 30058
PROJECT NO.	30058
DATE	08/28/05

CITY OF PALM SPRINGS, CALIFORNIA
 PRECISE GRADING PLAN
 TENTATIVE TRACT NO. 30058

REVIEWED BY: *[Signature]*
 DATE: 10/17/05

APPROVED BY: *[Signature]*
 DATE: 10/17/05



RIGHT OF WAY
 TRAFFIC FIELD ENGINEER
 OFFICE ENGINEER



PREPARED BY: BUNKER & ASSOCIATES
 1000 N. PALM SPRINGS AVENUE
 PALM SPRINGS, CALIFORNIA 92262
 TEL: 760/326-1111 FAX: 760/326-1112

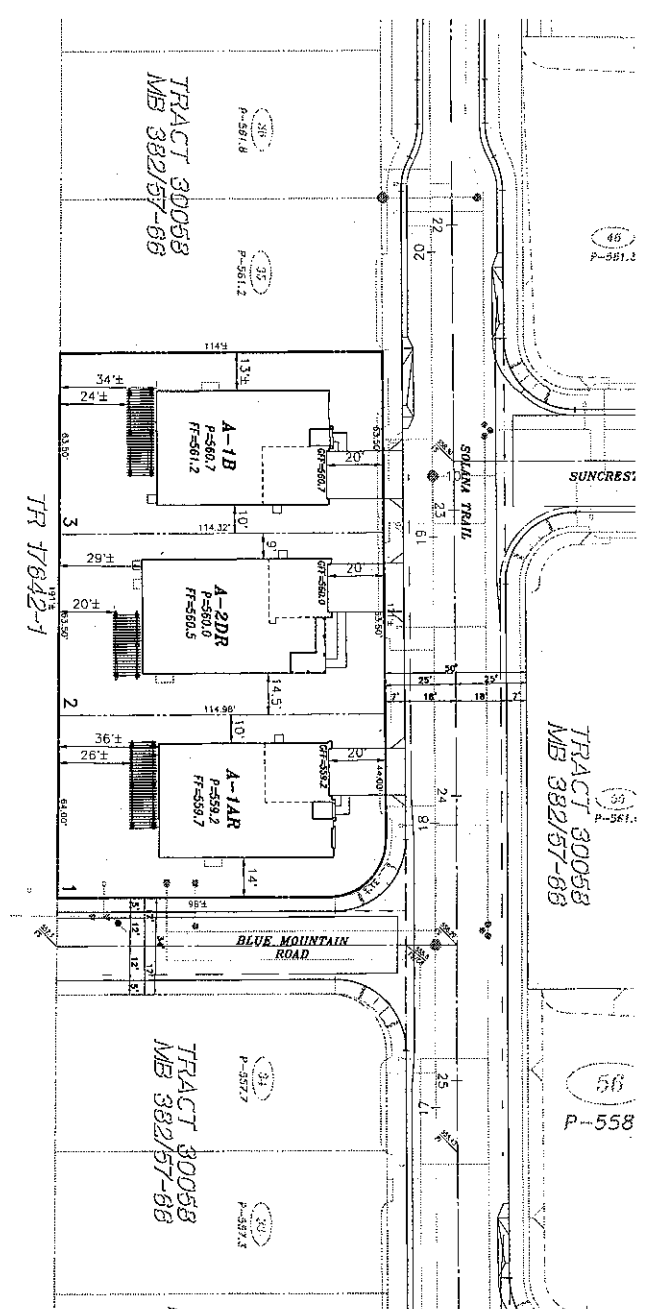
BENCHMARK: BENCHMARK & ASSOCIATES
 1000 N. PALM SPRINGS AVENUE
 PALM SPRINGS, CALIFORNIA 92262
 TEL: 760/326-1111 FAX: 760/326-1112

BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS PLAN IS THE
 1983 NAD 83 DATUM. ALL BEARINGS ARE
 GIVEN IN DEGREES, MINUTES AND SECONDS
 EAST OR WEST OF TRUE NORTH.

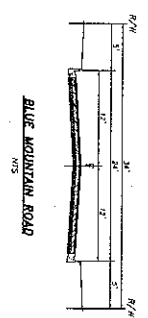
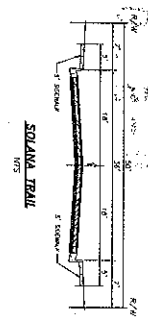
NO. 1
 REVISION

NO.	1	REVISION
-----	---	----------

NO.	1	REVISION
-----	---	----------



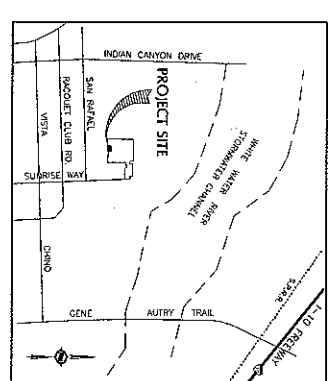
TYPICAL STREET SECTIONS
NOT TO SCALE



NOTES

- EXISTING LAND USE: VACANT
 - PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
 - PROPOSED LOT AREA: 10,000 SQ. FT.
 - PROPOSED FRONT YARD SETBACK: 10 FT.
 - STREETS: PRIVATE
 - SCHOOL DISTRICT: PAUL SPRINGS LIMITED SCHOOL DISTRICT
 - FLOOD ZONE - THE FLOOD ZONE FOR THE SUBJECT PROPERTY IS INDICATED ON THIS SHEET AND AS SHOWN ON FLOOD INSURANCE RATE MAP FOR THE CITY OF PAUL SPRINGS, OREGON, PLATE NO. 08627 DOCK, REVISION SET 7, 1999.
 - ADJUSTED 100-YEAR FLOOD BASE FLOOD ELEVATION AND FLOOD WAVE FACTORS NOT DETERMINED.
 - ADJUSTED 100-YEAR FLOOD BASE FLOOD ELEVATION AND FLOOD WAVE FACTORS DETERMINED.
 - THE CITY OF PAUL SPRINGS IS TO MAINTAIN THE SWAINSON SINKS WANS IN THE SUBJECT AREA.
 - EXISTING AND PROPOSED UTILITY LOCATIONS WITH RIGHT OF WAY'S & EASEMENTS OVER PUBLIC INFRASTRUCTURE, SEE 1999 SINKS DRAWING TO CITY FOR ADDRESS OF SINKS INFRASTRUCTURE.
 - ASSESSOR'S PARCEL NUMBER: 699-701-067
- UTILITIES**
- WATER: GERRIT WATER AGENCY
SEWER: CITY OF PAUL SPRINGS
GAS: SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE: CENTRAL TELEPHONE COMPANY
CABLE TV: TIME WARNER
UNDERGROUND SERVICE AGENCY
- (740) 321-4471
(740) 322-4433
(740) 321-1491
(740) 321-1491
(740) 320-8910
(800) 277-4600

VICINITY MAP



LEGAL DESCRIPTION

IN THE CITY OF PAUL SPRINGS, COUNTY OF WASHINGTON, BEING LOT 128 OF TRACT NO. 30058 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

STATEMENT OF OWNERSHIP

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

Douglas Snyder
DATE: _____

DATE	REVISION
06/22/2009 <td>1</td>	1

DATE: 06/22/2009
W.O.: 1582-134
GROSS AREA: 0.50 AC.±
CONTIGUOUS INTERVAL: Z
TOTAL LOTS: 3

PREPARED FOR:

K. HOVMANIAN COMPANIES
1500 S. HAVEN SUITE 100
ONTARIO, CA. 91761
(909) 937-5270

PREPARED BY:

H & A
HUNNIGER & ASSOCIATES
1111 AVENUE 100, SUITE 100
PAUL SPRINGS, OREGON 97131
TEL: (740) 321-4471
FAX: (740) 320-8910
WWW.HUNNIGER.COM

SITE PLAN
T.P.M. NO. 35253