

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

604B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 31, 2007

SUBJECT: TENTATIVE PARCEL MAP NO. 31880 – Applicant: Pulte / Del Webb – Engineer / Representative: Mainero / Smith & Associates, Inc - Fifth Supervisorial District – Pass and Desert Zoning District – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre), Rural: Rural Desert (R-RD) (10 Acre Minimum) – Location: Northerly of 20th Avenue, northerly and southerly of 18th Avenue, easterly of Palm Drive and westerly of Bubbling Wells Road – 475.60 Gross Acres - Zoning: Specific Plan (SP No. 336) - **REQUEST:** The Tentative Parcel Map is a Schedule I that proposes to subdivide 475.60 gross acres into five (5) legal parcels for Financing, Conveyance, and Mass Grading purposes, with a minimum parcel size of 24.67 gross acres (parcel five) and a maximum parcel size of 127.25 gross acres (parcel two).

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on January 31, 2007

The Planning Department recommended approval; and,
THE PLANNING DIRECTOR:

APPROVED TENTATIVE PARCEL MAP NO. 31880, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Mark F. Baly

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICER

DATE 2/27/07

Departmental Concurrence

Policy
 Policy

Consent
 Consent

Dept's Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fifth

Agenda Number:

1.5