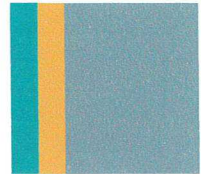


ANZA BUTTERFIELD ROAD 34, LLC

33175 Temecula PKWY #A-533

Temecula, CA 92592-7310

T: 951 323 6700 E: ngascon3@verizon.net



May 8, 2017

Mr. Scott Taschner

Associate Planner

City of Desert Hot Springs

65950 Pierson Blvd.

Desert Hot Springs, CA 92240

RE: Second Extension of Time Request for TR (TTM No.) 31374

Mr. Taschner,

This letter together with the enclosed "Tentative Tract Map Application-Requesting a Tentative Tract Map Extension of Tentative Tract Map No. 33746" shall serve as Applicant's request of a Three (3) Year extension of the expiration date from June 6, 2017 to June 6, 2020. Accompanying the application is:

- 1) Applicant's check in the amount of \$2,125.00 for the Filing Fee;
- 2) Notification package;
- 3) Title Report prepared by First American Title Insurance Company dated April 24, 2017;
- 4) Site plan and copy of TTM No. 33746. An electronic file of the tentative map will also be sent to you via email.
- 5) Photographs of the property (aerials) (2) Main routes to the property, site photos.

If you have a question, or require anything further, please contact me at the telephone number or email address above.

Best regards,

Neil D. Gascon





City of Desert Hot Springs

65950 Pierson Blvd. • Desert Hot Springs, CA 92240

Telephone (760) 329-6411 x 260 www.cityofdhs.org

OFFICE USE ONLY

Case No.	
Fee	\$12,750 + \$750/sheet
Related Apps.	
Accepted By	

TENTATIVE TRACT/PARCEL MAP APPLICATION

TENTATIVE TRACT MAP applications are reviewed and approved at a public hearing by the Planning Commission and City Council pursuant to Section 17.64 of the Zoning Code. The purpose of the review is to ensure that subdivision requirements of this Zoning Ordinance promote the public health, safety, general welfare and preserve the aesthetic quality of the City through the regulation and control of the division of land, and to supplement the provisions of the Subdivision Map Act (Map Act) relating to design, improvement, and survey data of subdivisions, in addition to the form and content of all maps provided for by the Map Act, and the procedure to be followed in securing the official approval of the City regarding the maps. To achieve this purpose, the regulations contained in this Zoning Ordinance are determined to be necessary to promote orderly growth and development, open space, conservation, protection and proper use of land; and to ensure adequate provision for traffic circulation, utilities, and other services in the City. It is the intent of the City's Zoning Ordinance to incorporate by reference, to the maximum extent feasible, the provisions of the Map Act, consistent with Section 66411 of the Government Code, as may be amended from time to time.

- ☐ Check here if requesting a Tentative Tract Map
- ☐ Check here if requesting a Tentative Tract Map Revision
- ☐ Check here if requesting a Tentative Tract Map Extension
- ☐ Check here if requesting a Tentative Parcel Map
- ☐ Check here if requesting a Tentative Parcel Map Revision
- ☐ Check here if requesting a Tentative Parcel Map Extension

APPLICANT: NEIL D. GASCON

(please print)

MAILING ADDRESS: 33692 HAYWOOD CT Phone No. 951-323-6700

CITY, STATE, ZIP: TEMECULA, CA 92592

Fax No. _____

PROPERTY OWNER (if different): D&A SEMI-ANNUAL MORTGAGE FUND III., A CALIFORNIA LIMITED LIABILITY
(please print) PARTNERSHIP

MAILING ADDRESS: 10251 Vista Sorrento Parkway, Suite 200 Phone No. 858-964-2400

CITY, STATE, ZIP: San Diego, CA 92121

Fax No. 858-323-6700

PROJECT LOCATION: South East Corner Mission Lakes Blvd and Karen Avenue, City of Desert Hot Springs, CA

LEGAL DESCRIPTION (Lot & Tract or A.P.N.): APN: 664-020-001-5

PROPOSED USE AND/OR CONSTRUCTION (including operational information): _____

SUNSET RIDGE - SP SINGLE FAMILY RESIDENTIAL

EXISTING LAND USE OF PROPERTY: VACANT

EXISTING ZONING OF PROPERTY: R-L-SP

SURROUNDING USES:


NORTH: VACANT

SOUTH: VACANT

EAST: VACANT


WEST: VACANT

NAME OF APPLICANT: NEIL D. GASCON
(please print)

SIGNATURE OF APPLICANT:  DATE: May 5, 2017

NAME OF PROPERTY OWNER: D&A SEMI-ANNUAL MORTGAGE FUND III, L.P., A CALIFORNIA LIMITED PARTNERSHIP
(please print)

SIGNATURE OF PROPERTY OWNER(S) IF NOT SAME AS APPLICANT:

 DATE: 5-8-17

DATE: _____

(Separate written authorization by property owner to submit application may be provided)

**NOTE: FALSE OR MISLEADING INFORMATION GIVEN IN THIS APPLICATION
SHALL BE GROUNDS FOR DENIAL**

CITY OF DESERT HOT SPRINGS

TENTATIVE TRACT/PARCEL MAP SUBMITTAL REQUIREMENTS

25 sets of the tentative tract map having a scale of no less than one inch equals one-hundred feet (1"=100') in 24" x 36" size plans and folded to 8-1/2" x 11" shall be submitted to the Community Development Department, unless otherwise noted or directed by staff. Colored plans, if any, shall be 24" x 36" in size and mounted on foam-core presentation boards. Plans are required to include, at a minimum, the following items at the time of submittal:

<u>Yes</u>	<u>No</u>	<u>N/A</u>	
<u>X</u>	—	—	1. <u>Filing fee</u> : for a Tentative Tract/Parcel Map application. A completed Environmental Information form, unless categorically exempt by the California Environmental Quality Act Guidelines, or previously assessed.
<u>X</u>	—	—	2. <u>Notification Package</u> : A notification package containing a scaled map or Assessor Parcel Map pages showing all properties within a 300-foot radius of the subject property (including continuously owned property); a typed list of the property owners and their mailing addresses within the 300-foot radius, and a typed list of the residents that reside contiguous to the subject property. Submit three (3) sets of typed, self-adhesive, addressed labels for the above property owners and residents that live contiguous to the subject property. These lists and the map must be certified by a title company.
<u>X</u>	—	—	3. <u>Title Report</u> : A Title Report of the subject property. Said report must be dated within the last 6 months of application submittal.
<u>X</u>	—	—	4. <u>Tentative Tract/Parcel Map</u> : Drawn to scale and fully dimensioned, showing the project site and at least 150 feet beyond the project boundaries and including the following information unless certain items are determined by staff as not being required for a particular land division.
<u>X</u>	—	—	5. <u>Conceptual Grading and Drainage Plan</u> : A conceptual grading and drainage plan drawn to an engineering scale of no smaller than 1"=30' with the scale clearly labeled and shall include the following information: <div style="margin-left: 40px;"> A. Existing and proposed contours, pad elevations, adjacent street elevations, parking lot, driveways, landscaping, drainage patterns, dry wells, retention areas, etc. (grading may be indicated on site plan if clearly readable). Tabulations showing amount of cut/fill, lot sizes, number of lots, square feet/ acres of each). B. Water Quality Management Plan </div>
<u>X</u>	—	—	10. <u>Photographs</u> : One set of subject property photographs (minimum 4" x 6") of the site.
<u>X</u>	—	—	11. Reductions of the above plans (8.5" x 11" or 11" x 17") if submitting the 24" x 36" size plans.
<u>X</u>	—	—	12. An electronic copy of plans in JPEG or PDF format after final approval by Planning Commission and/or City Council.
<u>X</u>	—	—	14. Any Special studies as determined by the Community Development Department. <div style="margin-left: 40px;"> 1. <u>Water Quality Management Plan, if more than one acre.</u> 2. <u>Plot Plan of homes if possible.</u> 3. _____ 4. _____ </div>

NOTE: INCOMPLETE APPLICATION SUBMITTALS WILL NOT BE ACCEPTED.

Direct Cost Recovery Fee

The Direct Cost Recovery Fee shall all City labor and materials costs, both direct and indirect, including overhead charged against the specific item being discussed. The applicant shall pay a deposit for the Direct Cost Recovery Fee at the time of filing the application.

Full Consultant Cost

The Full Consultant Cost shall include all costs incurred by the City under contract with a consultant. The applicant shall pay a deposit for the full consultant costs at the time of filing the application.

Deposit Required

The applicant shall pay an initial deposit of \$1,500 (or the deposit listed in the fee schedule) at the time of filing an application on which there is a Direct Cost Recovery Fee. The applicant shall pay an initial deposit of \$1,500 (or the deposit listed in the fee schedule) at the time of filing an application on which there is a Full Consultant Cost Fee. When 75% of a deposit is expended, and the Planning Division determined that the estimated remaining costs of the job will exceed the amount deposited, an additional deposit of such excess shall be required. Notification of the additional deposit required will be mailed to the applicant, who shall deposit such monies prior to the date specified in the notice. When an additional deposit has been requested, work will be suspended on the project when 95% of the deposit previously received has been expended. Projects will not be completed with money due. If an additional deposit is not made by the date specified in the notice, the project shall be deemed withdrawn on the date specified without any further action on the part of the City and without refund of any money deposited for services performed. Such project may be reinstated only if additional deposit is made within 30 days from the date that the project was deemed withdrawn. If a project involves multiple applications, the full amount of fees for each type of application shall be paid.

Refunds will be made by the City of any fee that was erroneously paid or collected, for any unused deposit monies of Direct Cost Recovery Fee or Full Consultant Cost Fee after all charges for the project have been determined, or as determined by the Director.

Fees are automatically adjusted annually on January 1st of each year, based on the latest available Consumer Price Index increase from the prior year. Fees adopted per Resolution No. 89-471 (11/22/89), Resolution No. 91-148 (4/18/92), Resolution No. 2003-211 (8/4/03), and Resolution No. 2006-325 (9/5/06). Fire Department fees authorized by Resolution No. 1999-173 (7/13/99) and Resolution No. 2006-325 (9/5/06). Technology Fee of 2.0% is authorized by Resolution No. 2008-149 (5/7/08).

FEES FOR DOCUMENTS AND MAPS

Account # 001-000-4710

Documents

The General Plan, Development Code, and other documents are available on the City's web page: www.sbcity.org, select *Departments* and *Community Development and Planning*.

Maps

Maps are available on the City's web page: www.sbcity.org, select *Departments* and *Community Development and Planning*.

Copying

Photocopies – \$0.35 for the first page plus \$0.15 for each additional page.



City of Desert Hot Springs Planning Division Fee Schedule as of July 20, 2015

<u>Subdivision Maps</u>	
Tentative Parcel Map	\$ 6,180
Final Parcel Map	\$ 780
Per Sheet Additional Fee	\$ 1,075
Tentative Tract Map (1 - 15 lots)	\$ 6,640
Tentative Tract Map (16 - 50 lots)	\$ 6,640
Per Lot Additional Fee	\$99
Tentative Tract Map (Over 51 lots)	\$10,105
Per Lot Additional Fee	\$111
Revised Parcel Map	\$2,090
Revised Tract Map (1 - 15 Lots)	\$2,120
Revised Tract Map (16 - 50 Lots) Plus	\$2,120
Per Lot Additional Fee	\$31
Revised Tract Map (Over 51 lots)	\$3,205
Per Lot Fee	\$45
Final Tract Map (1 - 15 lots)	\$1,495
Per Sheet Additional Fee	\$1,075
Final Tract Map (Over 16 Lots) Plus	\$2,210
Per Sheet additional Fee	\$1,075
Lot Line Adjustment	\$1,725
Certification of Compliance	\$1,110 plus all Attorney Fees
Parcel/Tract Map Time Extension	\$2,125
Parcel Merger	\$960
Street Vacation	\$7,715



City of Desert Hot Springs Planning Division Fee Schedule as of July 20, 2015

<u>Development Applications</u>	
Preliminary Plan Review	\$1,965
Conditional Use Permit (Minor)	\$ 3,725
Conditional Use Permit (Major)	\$ 5,275
Development Permit (Minor)	\$5,935
Development Permit (Major)	\$8,140
Development Permit (Administrative)	\$770
Design Review Permit (Planning Commission)	\$4,025
Design Review Permit (with Design Review Permit)	\$2,155
Design Review Permit (ALRC)	\$1,865
Design Review Permit (Administrative)	\$690
Development Permit/Design Review Time Extension	\$2,105
Appeal Processing	\$2,860
Review of Conditions, Covenant & Restrictions	\$5,000 Deposit
Minor Modification	\$245
Variance	\$2,830
<u>Signs</u>	
Sign Permit	\$50
Sign Program	\$1,515
Temporary Sign Permit	\$65
<u>Environmental Review</u>	
Environmental Determination	\$180
Negative Declaration	\$4,235
Mitigated Negative Declaration	\$7,805
Environmental Impact Report Review	\$27,000 Deposit
Plus any Outside Costs	



City of Desert Hot Springs Planning Division Fee Schedule as of July 20, 2015

<u>Legislative Applications</u>	
Annexation Application	\$20,000 Deposit
General Plan Amendment (Minor)	\$4,305
General Plan Amendment (Major)	\$12,000 Deposit
Zone Change to Zoning Map	\$4,305
Zone Change to Zoning Map with a General Plan Amendment	\$3,230
Zone Change to Zoning Ordinance	\$10,000 Deposit
Development Agreement	\$20,000 Deposit
Development Agreement Amendment	\$20,000 Deposit
Annual Review of Development Agreement	\$3,585
Specific Plan (0-40 acres)	\$5,700
Specific Plan (Greater than 40 Acres)	\$12,000 Deposit
Specific Plan Amendment	\$ 5,000 Deposit
<u>Other Applications and Services</u>	
Special Event Permit (Local Non Profit)	\$25
Special Event Permit (Other)	\$1,640
Temporary Use Permit	\$100
Zoning Verification Letter	\$105
Zoning Research Letter	\$1,000 Deposit
Mural/Public Art Review	\$50
Film Permit - Filming, Plus \$50 per day	\$140
Daily Fee	\$50
Film Permit - Still Photography, Plus \$15 per day	\$75
Daily Fee	\$15
Fireworks Stand Permit (City Fees per stand)	\$110
Fireworks Stand Permit (Fire Fees per stand)	\$1,835
*Unless noted as a Deposit all costs are Fees	