DEVELOPMENT SUMMARY

JULY 2021 – JUNE 2022

PLANNING DIVISION, 38250 N. SIERRA HIGHWAY, PALMDALE, CALIFORNIA 93550
PHONE: 661/267-5200
FAX: 661/267-5233
WEB: www.cityofpalmdale.org
LEGEND

CUP:  CONDITIONAL USE PERMIT
EIR:  ENVIRONMENTAL IMPACT REPORT
GPA:  GENERAL PLAN AMENDMENT
MM:   MAJOR MODIFICATION
PA:   PRE-APPLICATION
SP:   SPECIFIC PLAN
SPR:  SITE PLAN REVIEW
TE:   TIME EXTENSION
TPM:  TENTATIVE PARCEL MAP
TTM:  TENTATIVE TRACT MAP
VAR:  VARIANCE
VTTM: VESTING TENTATIVE TRACT MAP
ZC:   ZONE CHANGE
<table>
<thead>
<tr>
<th>CASE #</th>
<th>DESCRIPTION</th>
<th>LOCATION</th>
<th>APPLICANT</th>
<th>PHONE</th>
<th>APPLIED DATE</th>
<th>NUMBER OF PARCELS</th>
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<tbody>
<tr>
<td>CUP05-17T2</td>
<td>TIME EXTENSION OF WIRELESS FACILITY</td>
<td>190 SIERRA CT</td>
<td>SBA MONARCH TOWERS I, LLC</td>
<td>561-322-7817</td>
<td>04/06/2022</td>
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<tr>
<td>CUP17012MM</td>
<td>REQUEST TO DEVELOP 30 ACRES FOR 4 INDUSTRIAL BUILDINGS TOTALING 164,040 SQUARE FEET</td>
<td>PALMDALE BLVD AND 75TH STREET EAST</td>
<td>QUIKRETE OF SOUTHERN CALIFORNIA, LLC</td>
<td>404-634-9100</td>
<td>04/04/2022</td>
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<td>CUP2-06MM2</td>
<td>REQUEST TO DEVELOP 113.31 ACRES OF QUARRY FOR THE CONSTRUCTION OF 1 BUILDING TOTALING 1440 SQUARE FEET.</td>
<td></td>
<td>LORI CLIFTION - ROBAR ENTERPRISES</td>
<td>760-900-3134</td>
<td>01/18/2022</td>
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<td>CUP21-009</td>
<td>REQUEST TO DEVELOP 113.31 ACRES OF QUARRY FOR THE CONSTRUCTION OF 1 BUILDING TOTALING 1440 SQUARE FEET.</td>
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<td>ISRAEL MORENO</td>
<td>661-916-0631</td>
<td>10/11/2021</td>
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CASE #: CUP22-004
DESCRIPTION: NEW PROPOSED TOBACCO ESTABLISHMENT WITHIN AN EXISTING BUILDING.

LOCATION:
APPLICANT: MILO’S SMOKE SHOP
PLANNER: SARAH STACHNIK
APPLIED DATE: 03/07/2022
NUMBER OF PARCELS: 1

Case #: CUP22-005
DESCRIPTION: OFF-SITE SALE OF BEER AND WINE IN CONJUNCTION WITH A FULL SERVICE GROCERY STORE

LOCATION: 39258 10TH STREET WEST
APPLICANT: SPROUTS FARMERS MARKET
PLANNER: SARAH STACHNIK
APPLIED DATE: 03/23/2022
NUMBER OF PARCELS: 1

Case #: CUP22-007
DESCRIPTION: CUP FOR ALCOHOL TYPE 41 FOR BLACK BEAR DINER

LOCATION: 40026 10TH STREET WEST
APPLICANT: ELITE DINERS, LLC
PLANNER: SARAH STACHNIK
APPLIED DATE: 04/20/2022
NUMBER OF PARCELS: 1

Case #: CUP22-008
DESCRIPTION: SALE AND SERVICE OF A FULL LINE OF ALCOHOL (BEER AND MARGARITAS) AT AN EXISTING RESTAURANT

LOCATION: 38205 47TH STREET EAST
APPLICANT: CHIPOTLE MEXICAN GRILL
PLANNER: SAM DOMINGUEZ
APPLIED DATE: 04/27/2022
NUMBER OF PARCELS: 1
CASE #:  CUP22-010
DESCRIPTION:   TYPE 47 ABC LICENSE FOR PIER 88

LOCATION:    1205 W RANCHO VISTA BLVD
APPLICANT:   DING XIANG, LLC
PLANNER:     SAM DOMINGUEZ
APPLIED DATE: 06/07/2022
NUMBER OF PARCELS: 1

CASE #:  GPA 21-002
DESCRIPTION:   CHANGE LAND USE DESIGNATION FROM MR TO RC

LOCATION:    NORTH OF PEARBLOSSOM HWY AND WEST OF FORT TEJON ROAD/HWY 138
APPLICANT:   JOYCE BRUCE
PLANNER:     ACRES: 5.00
APPLIED DATE: 09/23/2021
NUMBER OF PARCELS: 1

CASE #:  GPA 21-003
DESCRIPTION:   SFR-3 TO R-2

LOCATION:    NWC OF 42ND STREET EAST AND AVENUE S-4
APPLICANT:   LESLIE GOWIN
PLANNER:     ACRES: 10.00
APPLIED DATE: 11/03/2021
NUMBER OF PARCELS: 1

CASE #:  PA21-032
DESCRIPTION:   SUBDIVISION OF 10 ACRES INTO 63 SFR LOTS WITH ONE BASIN LOT.

LOCATION:    WEST OF 42ND STREET EAST AND NORTH S-4
APPLICANT:   LAND ON 42ND STREET - LESLIE GOWIN
PLANNER:     ACRES: BLDG SQ FT:
APPLIED DATE: 07/15/2021
NUMBER OF PARCELS: 1
CASE #: PA21-033
DESCRIPTION: ONE NEW 37,200 SF COMMERCIAL/INDUSTRIAL BUILDING ON 2.77 ACRES.

LOCATION: NWC OF LAQUINTA LANE & ST. ANDREWS WAY
APPLICANT: KEN VERZOSA
PHONE: 661-524-0911
APPLIED DATE: 07/15/2021
PLANNER:
ACRES:
LOTS:
UNITS:
NUMBER OF PARCELS: 1
3005045016

CASE #: PA21-034
DESCRIPTION: AUTOMOTIVE SERVICE

LOCATION: 39202 10TH STREET WEST
APPLICANT: HALLE PROPERTIES LLC
PHONE: 480-606-6000
APPLIED DATE: 07/26/2021
PLANNER:
ACRES:
LOTS:
UNITS:
NUMBER OF PARCELS: 1
3003085019

CASE #: PA21-036
DESCRIPTION: REQUEST TO DEVELOP 10.7 ACRES INTO APARTMENT COMPLEX 30 UNITS TOTAL OF 33,932 SF

LOCATION: S OF EAST Q-4 AND WEST OF 10TH STREET E
APPLICANT: SHAWNA RICKER
PHONE: 661-952-7918
APPLIED DATE: 07/28/2021
PLANNER:
ACRES:
LOTS:
UNITS:
NUMBER OF PARCELS: 1
3008038011

CASE #: PA21-038
DESCRIPTION: REQUEST TO DEVELOP 1.55 ACRES INTO COMMERCIAL AND TRANSITIONAL HOUSING AND RELATED SERVICE. 1 BUILDING 49,060 SQFT

LOCATION: 38560 9TH STREET EAST
APPLICANT: DEREK GREENE
PHONE: 213-253-4740
APPLIED DATE: 08/09/2021
PLANNER:
ACRES:
LOTS:
UNITS:
NUMBER OF PARCELS: 1
3008039022
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<tr>
<td>PA21-043</td>
<td>REQUEST TO DEVELOP 2.81 ACRES FOR RETAIL COMMERCIAL TOTALING 3 BUILDINGS (10,540 SQUARE FEET)</td>
<td>WEST OF 10TH STREET AND AVENUE 0-8</td>
<td>09/07/2021</td>
<td>SAGE INVESTCO (RALPH DEPPISCH)</td>
<td>949-705-0426</td>
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<td>PA21-045</td>
<td>REQUEST TO SUBDIVIDE 10.39 ACRES INTO 32 LOTS AND GREEN BELT EASEMENTS.</td>
<td>NORTHWEST CORNER OF AVENUE S AND 58TH ST</td>
<td>09/27/2021</td>
<td>JT ENGINEERING - JOHN JACOB</td>
<td>661-268-8899</td>
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<td>PA21-047</td>
<td>REQUEST TO DEVELOP 4.69 ACRES INTO MEDICAL AND DRIVE THROUGH BUILDINGS. 3 BUILDING TOTALING 52,000 SQUARE FEET.</td>
<td>825' SOUTH OF ELIZABETH LAKE ROAD</td>
<td>10/05/2021</td>
<td>RODNEY YASMEH</td>
<td>818-722-3982</td>
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<tr>
<td>PA21-056</td>
<td>REQUEST TO SUBDIVDE 10.10 ACRES INTO 33 RESIDENTIAL LOTS</td>
<td>20 FEET SOUTH OF E PALMDALE BLVD &amp; 0 FEE</td>
<td>12/16/2021</td>
<td>CLM FINANCIAL SERVICES INC</td>
<td>661-313-4554</td>
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CASE #: PA22-009
DESCRIPTION:

LOCATION:
APPLICANT: CALEB SCHROEDER
PHONE: 661-267-2200 X
APPLIED DATE: 03/01/2022
NUMBER OF PARCELS: 1
3003079001

CASE #: PA22-014
DESCRIPTION: SUBDIVIDE 14.82 ACRES INTO 128 SF LOT WITH ONE DETENTION BASIN LOT AND ONE PRIVATE PARK
LOCATION: SEC OF 47TH STREET EAST AND AVENUE S-8
APPLICANT: AV LAND LLC
PHONE: 805-512-2222
APPLIED DATE: 03/31/2022
NUMBER OF PARCELS: 1
3051016011

CASE #: PA22-017
DESCRIPTION: SUBDIVIDE 10.39 ACRES INTO 34 LOTS
LOCATION: NW CORNER OF AVENUE S AND 58TH ST EAST
APPLICANT: JT ENGINEERING -JOHN JACOB
PHONE: 661-268-1936
APPLIED DATE: 05/05/2022
NUMBER OF PARCELS: 1
3023020106

CASE #: PA22-022
DESCRIPTION: 350 APARTMENT UNITS RESORT STYLE WITH AMENITIES. 25 OFFICE UNITS, 5 RETAIL UNITS. 3 STORIES
LOCATION: NWC OF RANCHO VISTA BLVD AND 22ND STREET
APPLICANT: MINN MACH, JAMES VALDES, JASON ZINK
PHONE: 661-810-9931
APPLIED DATE: 05/31/2022
NUMBER OF PARCELS: 1
3001027010
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<td>PA22-023</td>
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<td>05/31/2022</td>
<td>MINN MACH, JAMES VALDES, JASON ZINK</td>
<td>661-810-9931</td>
<td>3</td>
<td>RETAIL STRIP CENTER, INDOOR AND OUTDOOR STORAGE</td>
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<td>PA22-024</td>
<td>AVENUE N BTWN 50TH AND 55TH ST WEST</td>
<td>06/07/2022</td>
<td>QUICK QUACK CAR WASH</td>
<td>916-505-8960</td>
<td>1</td>
<td>CAR WASH</td>
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<td>PA22-025</td>
<td>N OF BROOKDALE RD AND 20TH ST WEST</td>
<td>06/08/2022</td>
<td>JASON ZINK</td>
<td>661-810-9931</td>
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<td>REQUEST TO DEVELOP 20-50 ACRES FOR MULTI-FAMILY</td>
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<tr>
<td>PA22-026</td>
<td>W OF 30th ST EAST</td>
<td>06/09/2022</td>
<td>CARLOS CASTILLO</td>
<td>661-302-9713</td>
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<td>PORTA POTTY STORAGE</td>
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CASE #: PA22-027
DESCRIPTION: REQUEST TO DEVELOP 61.10 ACRES INTO 5 INDUSTRIAL WAREHOUSE BUILDINGS 1,328,000 SQFT

LOCATION: EAST OF SIERRA HWY AND NORTH OF WEST RANCHO VISTA BLVD
APPLICANT: MICHAEL DISANO
APPLIED DATE: 06/15/2022
PLANNER: ACRES: 30
PHONE: 949-413-3568
LOTS: 60
UNITS: 70

CASE #: PA22-028
DESCRIPTION: REQUEST TO DEVELOP 40 ACRES INTO 86 SFR'S

LOCATION: 650 FEET SOUTH OF AVENUE M
APPLICANT: JAKE PERSONS
APPLIED DATE: 06/15/2022
PLANNER: ACRES: 30
PHONE: 818-518-5802
LOTS: 60
UNITS: 86

CASE #: PA22-029
DESCRIPTION: 90 UNIT 4 STORY HOTEL WITH RESTAURANT

LOCATION: SOUTH OF PALMDALE BLVD EAST OF 5TH ST W
APPLICANT: ROBERT TUTTLE
APPLIED DATE: 06/21/2022
PLANNER: ACRES: 30
PHONE: 951-302-5444
LOTS: 90
UNITS: 100

CASE #: PA22-030
DESCRIPTION: 89,100 SF INDUSTRIAL BUILDING ON 5 ACRES

LOCATION: AVENUE O AND DIVISION ST
APPLICANT: BRAIN POLIQUIN - PKARCHITECTURE
APPLIED DATE: 06/21/2022
PLANNER: ACRES: 30
PHONE: 818-584-0057
LOTS: 90
UNITS: 100

NUMBER OF PARCELS: 5
3006027001
3006027002
3006027003
3006027004
3006027005

NUMBER OF PARCELS: 1
3204025048

NUMBER OF PARCELS: 1
3004002900

NUMBER OF PARCELS: 1
3005046907
CASE #: PD21-001
DESCRIPTION: TRACT NUMBER 51608-1 & 51608-2

LOCATION:
APPLICANT: RDR DEVELOPMENT HOLDINGS (JOHN DIN)
PHONE: 214-389-0833
APPLIED DATE: 09/07/2021 12:00:00AM
NUMBER OF PARCELS: 1

CASE #: RP 21-002
DESCRIPTION: 80 ACRE MINING MANUFACTURING PROJECT

LOCATION: 50 FEET NORTH OF AVENUE S AND 1305 FEET EAST OF 75TH STREET EAST
APPLICANT: CALIFORNIA SAND AND GRAVEL CO LLC
PHONE: 800-482-8000
APPLIED DATE: 10/21/2021 12:00:00AM
NUMBER OF PARCELS: 1

CASE #: SPA21-002
DESCRIPTION:

LOCATION: 1011 LOCKHEED WAY
APPLICANT: MICHAEL BAKER INTERNATIONAL
PHONE: 949-855-5771
APPLIED DATE: 08/18/2021 12:00:00AM
NUMBER OF PARCELS: 3

CASE #: SPR18008TE
DESCRIPTION: REQUEST TO DEVELOP 15.3 ACRES FOR A COMMERCIAL SHOPPING CENTER FOR 11 BUILDINGS TOTALLING 113,000 SQ FT.

LOCATION:
APPLICANT: ROYAL INVESTORS GROUP, LLC - JIM GOLTCHE
PHONE: 818-981-3000 E
APPLIED DATE: 01/24/2022 12:00:00AM
NUMBER OF PARCELS: 1
CASE #: SPR21-007
DESCRIPTION: MODIFY EXISTING TELECOMMUNICATION FACILITY AND ESTABLISH A NEW CARRIER

LOCATION:
APPLICANT: CROWN CASTLE (FOR AT&T MOBILITY)  PHONE: 949-344-7851
PLANNER:  JSAUDE  ACRES: 
APPLIED DATE: 07/26/2021
NUMBER OF PARCELS: 1
3053008016

CASE #: SPR21-011
DESCRIPTION: 80 ACRE MINING, MANUFACTURING OPERATION WITH TWO BUILDINGS TOTALING 440 SF

LOCATION: 80TH STREET EAST AND AVENUE S
APPLICANT: CALIFORNIA SAND AND GRAVEL CO, LLC  PHONE: 800-482-8000
PLANNER:  JSAUDE  ACRES: 
APPLIED DATE: 10/26/2021
NUMBER OF PARCELS: 1
3024016003

CASE #: SPR21-012
DESCRIPTION: REQUEST TO DEVELOP 0.99 ACRES OF 1 COMMERCIAL BUILDING TOTALING 3,600 SQUARE FEET

LOCATION:
APPLICANT: SETH BELL  PHONE: 310-961-2002
PLANNER:  JSAUDE  ACRES: 
APPLIED DATE: 12/01/2021
NUMBER OF PARCELS: 1
3009006021

CASE #: SPR22-001
DESCRIPTION: REQUEST TO DEVELOP 1.66 ACRES OF COMMERCIAL LAND FOR 1 BUILDING TOTALING 6564 SQ FEET

LOCATION:
APPLICANT: MISTER CAR WASH  PHONE: 520-428-7620
PLANNER:  JUSTIN SAUDE  ACRES: 
APPLIED DATE: 01/12/2022
NUMBER OF PARCELS: 1
3014021039
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<tr>
<td>SPR22-002</td>
<td>REQUEST TO DEVELOP 2 ACRES INTO 2 MEDICAL OFFICE AND LIGHT INDUSTRIAL BUILDINGS TOTALING 30,000 SQFT</td>
<td>260' E/OF TRADE CENTER DRIVE BTWN AUTO C</td>
<td>JP TONEMAN DEVELOPMENT</td>
<td>661-940-0419</td>
<td>01/12/2022</td>
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<td>JASMINE ALVARADO</td>
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<td>SPR22-003</td>
<td>EIGHT APARTMENT BUILDINGS</td>
<td>SWC OF 25TH ST EAST AND EAST AVENUE Q-4</td>
<td>MICHAEL LIMB</td>
<td>949-923-7800</td>
<td>01/19/2022</td>
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<td>JASMINE ALVARADO</td>
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<td>SPR22-005</td>
<td>2.35 OF COMMERCIAL LAND TO DEVELOP 1 BUILDING TOTALING 51,730 SQUARE FEET</td>
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<td>DEC DEVELOPMENT LLC - JORDAN HAMILT</td>
<td>214-739-9455</td>
<td>04/27/2022</td>
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<td>SARAH STACHNIK</td>
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<td>SPR22-006</td>
<td>REQUEST TO DEVELOP 2 ACRES FOR A COMMERCIAL (GAS STATION WITH CONVENIENCE STORE WITH A TAKE OUT RESTAURANT &amp; EXPRESS CAR WASH; FOR 2 BUILDINGS TOTALLING 7,918</td>
<td>NEC OF PALMDALE BLVD AND 40TH STREET EAS</td>
<td>PALMDALE BOULEVARD AND 40TH STREET</td>
<td>310-922-4696</td>
<td>04/11/2022</td>
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<td>SPR22-007</td>
<td>CONSTRUCTION OF A CONVENIENCE STORE WITH A DRIVE-THROUGH, GAS STATION, AND AN AUTOMATED CAR WASH</td>
<td>NWC OF 25TH STREET EAST AND AVENUE R</td>
<td>04/07/2022</td>
<td>MJN FUEL INC</td>
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<td>SPR22-008</td>
<td>SIX INDUSTRIAL BUILDINGS TOTALING 2,384,700 SQUARE FEET</td>
<td>SEC OF AVENUE M AND SIERRA HIGHWAY</td>
<td>04/18/2022</td>
<td>AVCC MASTER, LLC</td>
<td>949-413-3568</td>
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<td>SPR22-009</td>
<td>RAISING CANE'S FAST FOOD RESTAURANT WITH DRIVE THROUGH</td>
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<td>05/10/2022</td>
<td>RAISING CANE'S</td>
<td>225-335-0333</td>
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<td>GAS STATION, CONVENIENCE STORE WITH A TAKE OUT RES</td>
<td>NEC OF PALMDALE BLVD AND 40TH ST EAST</td>
<td>03/30/2022</td>
<td>PALMDALE BOULEVARD &amp; 40TH STREET EAST</td>
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<td>TTM 62213</td>
<td>SUBDIVIDE 10 ACRES INTO 65 SFR LOTS AND ONE DETENT</td>
<td>NWC OF 42ND STREET EAST AND AVENUE S-4</td>
<td>11/03/2021</td>
<td>LESLIE GOWIN</td>
<td>661-478-4778</td>
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<td>ZC 21-002</td>
<td>ZONE CHANGE FROM R-2 TO C-4</td>
<td>NORTH OF PEARBLOSSOM HWY AND WEST OF FORT TEJON ROAD/HWY 138</td>
<td>09/23/2021</td>
<td>JOYCE BRUCE</td>
<td>661-273-3462</td>
<td>5.00</td>
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<tr>
<td>ZC 21-003</td>
<td></td>
<td>1850 E AVENUE R</td>
<td>10/11/2021</td>
<td>ISRAEL MORENO</td>
<td>661-916-0631</td>
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<tr>
<td>ZC 21-004</td>
<td>FROM R-1-7,000 TO R-2</td>
<td>NWC OF 42ND STREET EAST AND AVENUE S-4</td>
<td>11/03/2021</td>
<td>LESLIE GOWIN</td>
<td>661-478-4778</td>
<td>10.00</td>
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CASE #: ZOA 21-008
DESCRIPTION: REDUCE SETBACKS FOR QR ZONE

LOCATION: CITY-WIDE
APPLICANT: HI-GRADE
PLANNER: 
APPLIED DATE: 02/07/2022
NUMBER OF PARCELS: 1

PHONE: 
LOTS: 
ACRES: 
UNITS: 
BLDG SQ FT: 
3050008030
## Approved Projects

### CASE #: CUP05-17TE
- **DESCRIPTION:** TIME EXTENSION OF CUP 05-17 TO CONTINUE THE OPERATION AND MAINTENANCE OF A WIRELESS TELECOMMUNICATIONS FACILITY
- **LOCATION:** 190 SIERRA COURT
- **APPLICANT:** SBA MONARCH TOWERS I, LLC
- **PHONE:** 561-266-9486
- **APPLIED DATE:** 09/28/2016  12:00:00AM
- **PLANNER:** V MENDEZ
- **APPROVED DATE:** 11/22/2021  12:00:00AM
- **EXPIRES:** 04/13/1813
- **NUMBER OF PARCELS:** 1
- **ACRES:** 3128015002

### CASE #: CUP10-07T1
- **DESCRIPTION:** TIME EXTENSION ON EXISTING WTF
- **LOCATION:** 550 E RANCHO VISTA BLVD
- **APPLICANT:** SBA TOWERS VIII, LLC
- **PHONE:** 561-322-7817
- **APPLIED DATE:** 06/22/2020  12:00:00AM
- **PLANNER:** BENJAMIN FISS
- **APPROVED DATE:** 11/12/2020  12:00:00AM
- **EXPIRES:** 11/23/2023
- **NUMBER OF PARCELS:** 1
- **ACRES:** 3022001023

### CASE #: CUP10-12TE
- **DESCRIPTION:** TIME EXTENSION OF EXISTING WIRELESS FACILITY
- **LOCATION:** 850 E AVENUE S
- **APPLICANT:** T-MOBILE WEST
- **PHONE:**
- **APPLIED DATE:** 07/29/2020  12:00:00AM
- **PLANNER:** JASMINE ALVARADO
- **APPROVED DATE:** 02/11/2021  12:00:00AM
- **EXPIRES:** 02/23/2024
- **NUMBER OF PARCELS:** 1
- **ACRES:** 3053005900

### CASE #: CUP14023M3
- **DESCRIPTION:** MAJOR MODIFICATION TO EXISTING CUP
- **LOCATION:** 40242 LA QUINTA LANE
- **APPLICANT:** CHARLES CORDOVANO
- **PHONE:** 661-400-5796
- **APPLIED DATE:** 04/28/2021  12:00:00AM
- **PLANNER:** JSAUDER
- **APPROVED DATE:** 07/08/2021  12:00:00AM
- **EXPIRES:** 07/19/2024
- **NUMBER OF PARCELS:** 1
- **ACRES:** 3005045008
CASE #: CUP19-007
DESCRIPTION: A REQUEST TO ESTABLISH A BANQUET FACILITY WITH A TYPE 41 (ON-SALE BEER AND WINE) ALCOHOLIC BEVERAGE CONTROL LICENSE.
LOCATION: 3030 EAST PALMDALE BLVD., SUITE G
APPLICANT: PALMDALE EVENT HALL
PHONE: 818-421-0378
APPLIED DATE: 04/17/2019
APPROVED DATE: 09/10/2020
EXPIRES: 09/22/2023
NUMBER OF PARCELS: 1
ACRES: 3020004089

CASE #: CUP19-016
DESCRIPTION: ESTABLISH TYPE 41 (BEER AND WINE) AT EXISTING RESTAURANT - LOROCCO'S AND EXPAND INTO EXISTING ADJACENT UNIT
LOCATION: 1645 EAST PALMDALE BLVD, SUITE F, G&H
APPLICANT: GILTO LARA
PHONE: 88186749286
APPLIED DATE: 11/27/2019
APPROVED DATE: 04/08/2021
EXPIRES: 04/19/2024
NUMBER OF PARCELS: 1
ACRES: 3015022033

CASE #: CUP20-006
DESCRIPTION: WIRELESS TELECOMMUNICATION FACILITY - 343 SF BUILDING
LOCATION: CLOSEST TO AM/PM
APPLICANT: SBA MONARCH TOWERS III, LLC
PHONE: 561-322-7817
APPLIED DATE: 07/02/2020
APPROVED DATE: 01/14/2021
EXPIRES: 01/26/2024
NUMBER OF PARCELS: 1
ACRES: 3053041448

CASE #: CUP20-008
DESCRIPTION: CUP FOR ALCOHOL
LOCATION:
APPLICANT: ANDREW MARROQUIN
PHONE: 661-903-0042
APPLIED DATE: 08/12/2020
APPROVED DATE: 01/14/2021
EXPIRES: 01/26/2024
NUMBER OF PARCELS: 1
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<tr>
<td>CUP21-001</td>
<td>ALCOHOL USE FOR PROPOSED PILOT GAS STATION</td>
<td>NW OF PEARDBLOSSOM HWY AND AND FORT TEJON</td>
<td>PILOT TRAVEL CENTERS LLC</td>
<td>865-297-9217</td>
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<td>CUP21-003</td>
<td>NEW WIRELESS COMMUNICATION FACILITY (WAS CUP 10-05 BUT IT EXPIRED) FEES FROM CUP 10-15TE WERE APPLIED TO NEW CUP</td>
<td>NEC OF PALMDALE BLVD AND 9TH ST EAST</td>
<td>MMI TITAN INC FOR CROWN CASTE</td>
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<td>CUP21-005</td>
<td>ABC TYPE 47 FOR BONAFIDE RESTAURANT</td>
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<td>XOO&amp;SHE INC</td>
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<tr>
<td>CUP98-12M2</td>
<td>CONSTRUCT NEW CNG FACILITY OF APPROXIMATELY 6,675 SQUARE FEET BETWEEN THE LANDFILL AND THE WESTERN TERMINUS OF CITY RANCH ROAD, IMMEDIATELY EAST OF THE</td>
<td>1200 WEST CITY RANCH ROAD</td>
<td>WASTE MANAGEMENT OF CALIFORNIA INC</td>
<td>6612333418</td>
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**CASE #: SPR18-006**

**DESCRIPTION:** 48 SINGLE FAMILY HOMES, 60 TRIPLEXES, 320 APARTMENT UNITS

**LOCATION:** 20TH STREET WEST AND RANCHO VISTA BOULEV

**APPLICANT:** PHILLIP TERRY  
**PHONE:** 805-218-9178  
**LOTS:**  
**UNITS:** 428

**PLANNER:** M TAGGART  
**ACRES:**  
**BLDG SQ FT:**

**APPLIED DATE:** 04/09/2018  
**APPROVED DATE:** 06/28/2022  
**EXPIRES:** 04/13/1813

**NUMBER OF PARCELS:** 4  
3005005023  
3005005032  
3005005033  
3005005034

---

**CASE #: SPR19-008**

**DESCRIPTION:** REQUEST TO CONSTRUCT A 4-STORY HOTEL TOTALING APPROX 50,422 SQUARE FEET

**LOCATION:** SWC CORP CRT & AVE Q

**APPLICANT:** PREET BHATHAL  
**PHONE:** 661-363-8100  
**LOTS:**  
**UNITS:**

**PLANNER:** JSAUDER  
**ACRES:**  
**BLDG SQ FT:** 50,422

**APPLIED DATE:** 04/08/2019  
**APPROVED DATE:** 04/13/2022  
**EXPIRES:** 04/13/1813

**NUMBER OF PARCELS:** 1  
3004001040

---

**CASE #: SPR19-014**

**DESCRIPTION:** NEW CONSTRUCTION FOR AMERICAN BUILDERS SUPPLY (CONSTRUCTION YARD)

**LOCATION:** 1200 FEET SOUTH OF AVE R, SIERRA HIGHWAY

**APPLICANT:** PATRIOT CONSTRUCTION - ROBERT SARKI  
**PHONE:** 8182129346  
**LOTS:**  
**UNITS:**

**PLANNER:** JSAUDER  
**ACRES:**  
**BLDG SQ FT:** 10,000

**APPLIED DATE:** 09/30/2019  
**APPROVED DATE:** 09/30/2020  
**EXPIRES:** 04/13/1813

**NUMBER OF PARCELS:** 1  
3010025024

---

**CASE #: SPR19-015**

**DESCRIPTION:** REDEVELOP STORAGE FACILITY

**LOCATION:** 37228 10TH STREET EAST

**APPLICANT:** AVENUE S STORAGE PARTNERS LLC  
**PHONE:** 3109144022  
**LOTS:**  
**UNITS:**

**PLANNER:** JSAUDER  
**ACRES:**  
**BLDG SQ FT:** 78,782

**APPLIED DATE:** 10/17/2019  
**APPROVED DATE:** 01/31/2022  
**EXPIRES:** 01/24/2025

**NUMBER OF PARCELS:** 1  
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<td>DESCRIPTION</td>
<td>DEVELOP SIX ACRES INTO TWO INDUSTRIAL BUILDINGS TOTALING 6,674 SF</td>
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<td>1200 W CITY RANCH RD</td>
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<td>NEW PILOT GAS STATION DEVELOPMENT</td>
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<td>DESCRIPTION</td>
<td>AFFORDABLE MULTI-FAMILY HOUSING</td>
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<td>CORNER OF AVE Q-12 AND 25TH STREET EAST</td>
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<tr>
<td>APPLICANT</td>
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<td>DESCRIPTION</td>
<td>PROPOSING TO BUILD A NEW 1,049,760 INDUSTRIAL BUILDING</td>
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<td>LOCATION</td>
<td>SEC OF 10TH STREET WEST AND AVENUE M</td>
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<td>APPLICANT</td>
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<td>SPR21-008</td>
<td>REQUEST TO DEVELOP 6.47 ACRES OF COMMERCIAL, 1 BUILDING TOTALING 28,232 SQUARE FEET</td>
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<td>SPR21-010</td>
<td>CONSTRUCT BUILDINGS AND ASSOCIATED SITE IMPROVEMENTS FOR THE NEW USE</td>
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<td>PA20-033</td>
<td>DISTRIBUTING CENTER 2 BUILDINGS ON 158 ACRES</td>
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<td>PA21-009</td>
<td>PROPOSING TO DO A NEW WHAREHOUSE BUILDING</td>
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<td>PA21-030</td>
<td>154 LOTS AND 2 DETENTION BASINS ON 40 ACRES.</td>
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<tr>
<td>PA21-040</td>
<td>A request to subdivide 2.54 acres into eight parcels for 16 single-family residential lots</td>
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<td>PA21-030</td>
<td>65TH STREET AND AVENUE S</td>
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<td>SOUTH OF E AVE S AND EAST OF FORT TEJON</td>
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<td>MEHDI GHASEMI</td>
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<td>PA21-030</td>
<td>ROYAL INVESTORS GROUP, LLC</td>
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<td>PA21-041</td>
<td>CONVENIENCE STORE WITH GAS STATION</td>
<td>103 AND 115 WEST PALMDALE BLVD</td>
<td>CADENCE ACQUISITION LLC</td>
<td>720-493-5100</td>
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<td>PA21-042</td>
<td>REQUEST TO DEVELOP 43.17 ACRES INTO SINGLE FAMILY RESIDENTIAL LOTS FOR A TOTAL OF 154 UNITS.</td>
<td>NORTH OF THE UNION PACIFIC RAIL ROAD, WE</td>
<td>ROYAL INVESTORS GROUP LLC</td>
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<td>PA21-044</td>
<td>REQUEST TO DEVELOP 3.92 ACRES FOR COMMERCIAL 4 BUILDINGS FOR A TOTAL OF 15,950 SQUARE FEET</td>
<td>SEC OF 10TH ST WEST AND TECHNOLOGY</td>
<td>FRIEDMAN ARCHITECTS</td>
<td>626-484-5251</td>
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<td>PA21-046</td>
<td>REQUEST TO DEVELOP 2 ACRE PARCELS INTO COMMERCIAL-MEDICAL LAND USE. 2 BUILDINGS TOTALLING 12,642</td>
<td>SOUTH OF AUTO CENTER DR AND EAST OF TRAD</td>
<td>TONEMAN DEVELOPMENT</td>
<td>661-945-6963</td>
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**PA21-048**

**CASE #:** PA21-048  
**DESCRIPTION:** DRIVE-THROUGH RESTAURANT  
**LOCATION:** 1233 W RANCHO VISTA BLVD  
**APPLICANT:** FOUNTAINHEAD DEVELOPMENT, LLC  
**PHONE:** 949-752-2515  
**APPLIED DATE:** 10/12/2021  
**APPROVED DATE:** 03/16/2022  
**COMPLETED:** 03/16/2022  
**PLANNER:**  
**ACRES:**  
**BLDG SQ FT:**

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**PA21-050**

**CASE #:** PA21-050  
**DESCRIPTION:** REQUEST TO SUBDIVIDE 13.88 ACRES INTO 50 SFR'S  
**LOCATION:** 47TH ST EAST AND AVE S8  
**APPLICANT:** HOUSEP DALDALYAN  
**PHONE:** 323-666-4774  
**APPLIED DATE:** 10/25/2021  
**APPROVED DATE:** 12/02/2021  
**COMPLETED:** 12/02/2021  
**PLANNER:**  
**ACRES:**  
**BLDG SQ FT:**

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**PA21-051**

**CASE #:** PA21-051  
**DESCRIPTION:** REQUEST DEVELOP 2.2 ACRES TO CONSTRUCT 1 BUILDING TOTALING 51,000 SQ FT OF COMMERCIAL USE  
**LOCATION:** AVENUE 0-8 AND 11TH STREET WEST  
**APPLICANT:** CHARLES WILLS  
**PHONE:** 214-727-4556  
**APPLIED DATE:** 11/01/2021  
**APPROVED DATE:** 03/16/2022  
**COMPLETED:** 03/16/2022  
**PLANNER:**  
**ACRES:**  
**BLDG SQ FT:**

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**PA21-052**

**CASE #:** PA21-052  
**DESCRIPTION:** 30-UNIT 100% AFFORDABLE MFR  
**LOCATION:** SOUTH EAST CORNER OF 13TH STREET EAST AN  
**APPLICANT:** CORBIN INGRAM  
**PHONE:** 6617146554  
**APPLIED DATE:** 11/24/2021  
**APPROVED DATE:** 03/16/2022  
**COMPLETED:** 03/16/2022  
**PLANNER:**  
**ACRES:**  
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<tr>
<td>PA21-054</td>
<td>REQUEST TO DEVELOP 1.17 ACRES FOR 2 BUILDINGS TOTALING 12,978 TOTAL SQUARE FOOTAGE</td>
<td>26TH STREET EAST AND PALMDALE BOULEVARD</td>
<td>AMIR SHARIFI AND DON KASHANI</td>
<td>818-968-9337</td>
<td>12/01/2021</td>
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<td>PA21-055</td>
<td>PROPOSAL TO SUBDIVIDE INTO 3 PARELS FOR SFR'S</td>
<td>SWC OF 25TH ST EAST AND AVE Q</td>
<td>MANUEL LOPEZ</td>
<td>818-232-6048</td>
<td>12/09/2021</td>
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<td>PA21-057</td>
<td>FOODMART AND FUEL CANOPY WITH DETACHED CAR WASH. NO SALES OF ALCOHOL OR TOBACCO PRODUCTS</td>
<td>NWC OF 25TH ST E AND AVE R</td>
<td>MICHAEL RAMIREZ</td>
<td>760-810-8548</td>
<td>12/22/2021</td>
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<td>PA22-001</td>
<td>TENANT IMPROVEMENTS REMODEL AND ADDITION OF QUICK SERVE RESTAURANT</td>
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<td>PM DESIGN GROUP</td>
<td>657/518-5168</td>
<td>01/05/2022</td>
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<tr>
<td>PA22-002</td>
<td>REQUEST TO DEVELOP 2.95 ACRES INTO 2 BUILDINGS TOTALING 47,600 SQUARE FEET FOR SERVICE/ FLEX INDUSTRIAL</td>
<td>850 FEET SOUTH OF OF AVE R AND 10 FEET E</td>
<td>PATRIOT CONSTRUCTION AND DEVELOPMENT</td>
<td>818-212-9346</td>
<td>01/12/2022</td>
<td>06/27/2022</td>
<td>06/27/2022</td>
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<tr>
<td>PA22-003</td>
<td>71,225.8 SQUARE FOOT HOTEL</td>
<td>NWC OF WESTPARK DR AND CORPORATE CT</td>
<td>SETHI MANAGEMENT</td>
<td>760-652-4010 E</td>
<td>01/25/2022</td>
<td>04/07/2022</td>
<td>04/07/2022</td>
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<tr>
<td>PA22-005</td>
<td>RETAIL FUEL SALES</td>
<td>3851 E PALMDALE BLVD</td>
<td>LAND DEVELOPMENT CONSULTANTS</td>
<td>602-525-4823</td>
<td>02/08/2022</td>
<td>03/07/2022</td>
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<tr>
<td>PA22-006</td>
<td>REQUEST TO DEVELOP 78 ACRES OF INDUSTRIAL LAND TO DEVELOP 1 BUILDING TOTALING 1,431,612 RECREATIONAL CENTER BUILDING</td>
<td>WEST AVENUE M AND WEST OF DIVISION</td>
<td>COVINGTON INVESTMENTS LLC</td>
<td>949-413-3568</td>
<td>02/10/2022</td>
<td>03/21/2022</td>
<td>03/21/2022</td>
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NUMBER OF PARCELS: 5
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3010025018
3010025026
3010025040
3010025041

NUMBER OF PARCELS: 1
3004001040

NUMBER OF PARCELS: 1
3021030007

NUMBER OF PARCELS: 1
3128015089
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<th>DESCRIPTION</th>
<th>LOCATION</th>
<th>APPLIED DATE</th>
<th>APPROVED DATE</th>
<th>EXPIRES</th>
<th>COMPLETED</th>
<th>APPLICANT</th>
<th>PHONE</th>
<th>NUMBER OF PARCELS</th>
<th>ACRES</th>
<th>BLDG SQ FT</th>
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<tr>
<td>PA22-007</td>
<td>SUBDIVIDE AND DEVELOP 14.82 ACRES INTO 150 SF LOTS</td>
<td>SEC OF AVENUE S-8 AND 47TH ST EAST</td>
<td>02/10/2022</td>
<td>05/11/2022</td>
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<td>AV LAND LLC</td>
<td>805-512-2222</td>
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<td>3051016011</td>
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<tr>
<td>PA22-008</td>
<td>FOUR INDUSTRIAL WAREHOUSE BUILDINGS TOTALING 1,230,241 SQUARE FEET</td>
<td>NEC OF RANCHO VISTA BLVD AND DIVISION ST</td>
<td>02/15/2022</td>
<td>03/31/2022</td>
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<td>212 MARKHAM LLC</td>
<td>925-621-9488</td>
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<td>PA22-010</td>
<td>46 RESIDENTIAL BUILDINGS ON 26 ACRES, TOTALING 312,800 SQUARE FEET. 184 UNITS</td>
<td>NWC OF DIVISION AND RANCHO VISTA</td>
<td>03/07/2022</td>
<td>04/25/2022</td>
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<td>DANIEL CARLSON</td>
<td>6619410114</td>
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<td>3005004060, 3005004099</td>
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<td>PA22-011</td>
<td>OFFICE/RETAIL FOR 1 BUILDING 10,398 SF</td>
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<td>03/08/2022</td>
<td>04/14/2022</td>
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<td>JUAN CARLOS HERRERA</td>
<td>6619923209</td>
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<td>3009007006, 3009007014, 3009007020, 3009007021</td>
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</table>
CASE #: PA22-015
DESCRIPTION: SUBDIVIDE NINE ACRES INTO 113 CONDOMINIUM UNITS

LOCATION: NWC OF MESQUITE RD AND DIANRON RD
APPLICANT: AV LAND LLC
PHONE: 805-512-2222
APPLIED DATE: 03/31/2022
APPROVED DATE: 05/12/2022
EXPIRES: COMPLETED: 05/12/2022
NUMBER OF PARCELS: 1
ACRES: 300

CASE #: PA22-016
DESCRIPTION: PROPOSED RETAIL COMMERCIAL AND HOTELS

LOCATION: NWC OF PALMDALE BLVD AND 5TH STREET WEST
APPLICANT: SAGE INVESTCO C/O RALPH DEPPISCH
PHONE: 949-466-2875
APPLIED DATE: 04/05/2022
APPROVED DATE: 06/06/2022
EXPIRES: COMPLETED: 06/06/2022
NUMBER OF PARCELS: 1
ACRES: 300

CASE #: PA22-020
DESCRIPTION: MIXED USE RESIDENTIAL WITH OFFICE AND RESOURCE CENTER

LOCATION: 30TH ST E AND AVE Q 12
APPLICANT: ALEXANDRIA LEVITT
PHONE: 310-722-1618
APPLIED DATE: 05/16/2022
APPROVED DATE: 06/16/2022
EXPIRES: COMPLETED: 06/16/2022
NUMBER OF PARCELS: 1
ACRES: 301

CASE #: PA22-021
DESCRIPTION: 31 SF LOTS

LOCATION: NWC OF 40TH STREET EAST AND AVENUE R
APPLICANT: FRED MATIAN
PHONE: 310-562-9823
APPLIED DATE: 05/18/2022
APPROVED DATE: 06/30/2022
EXPIRES: COMPLETED: 06/30/2022
NUMBER OF PARCELS: 1
ACRES: 302