

TRACT 33293

**ALIANTE
PROJECT MASTER PLAN (PMP)**

CITY OF INDIO



**ORIGINAL APPROVAL:
DECEMBER 2006**

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PREPARED FOR:

RSI Land, LLC
620 Newport Drive,
12th Floor
Newport Beach, CA
92660
Contact: Lisa Gordon

And

Family Development
73081 Fred Waring Drive
Palm Desert, CA 92260
Contact: Rudy Herrera

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CITY OF INDIO, CALIFORNIA**

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- | | |
|------------|-----|
| ORDINANCE | NO. |
| ORDINANCE | NO. |
| RESOLUTION | NO. |
| RESOLUTION | NO. |

1.0 Introduction

1.1 Summary

The Revised Aliante Project Master Plan (PMP) serves as the design and development and use standards for the development of 39.90 acres located within the City of Indio, Riverside County, California. The Revised PMP shall be adopted by Ordinance of the City of Indio and thereby shall serve as the Zoning and development plan for construction and operation of the project.

The project site is generally located in the northeast portion of the City of Indio, approximately one-half mile north of I-10. See attached Regional Map and Vicinity Map. The site is bounded by Rancho Casa Blanca Country Club (Tract 20494) to the west, SunCal West (Tract 31601) to the north and east and Avenue 44 to the south. The development replaced existing vacant land with scattered brush and a dilapidated structure and foundation.

Aliante is a master planned community of 130 lots for single-family homes. The tract is a multi-phased development. The Aliante Tentative Tract Map was approved on July 20, 2005. The PMP was originally approved on December 28, 2006 by the City of Indio. The approval was granted for all 130 lots in the tract. Subsequent to the approval, the development plans for the tract were approved and the land plan was implemented for the site. The site was graded in 2005 by the original project proponent, Family Development and subsequently fully improved. All streets, utilities, landscape, park site and amenities, retention basin, entry features, and perimeter walls were completed in 2006. The final map was recorded for the tract in June of 2006. All right of way dedications were made and street improvements to Avenue 44 were completed.

In addition to the site development, four models were built along with eight production homes in 2007 and 2008, for a total of 12 residences. These 12 homes were built under the original PMP. These homes are located on lots 3 through 6 and lots 75 through 82. Lots 3 through 6 were constructed as Models, and have since been converted for occupancy and sold. Therefore, these 12 lots are not a part of or subject to this Revised PMP.

The models were converted and given certificates of occupancy and subsequently marketed and sold. No additional houses were constructed under the original PMP. A decision has been made to discontinue the development and sell the remaining 118 lots in the community to RSI Land, LLC.

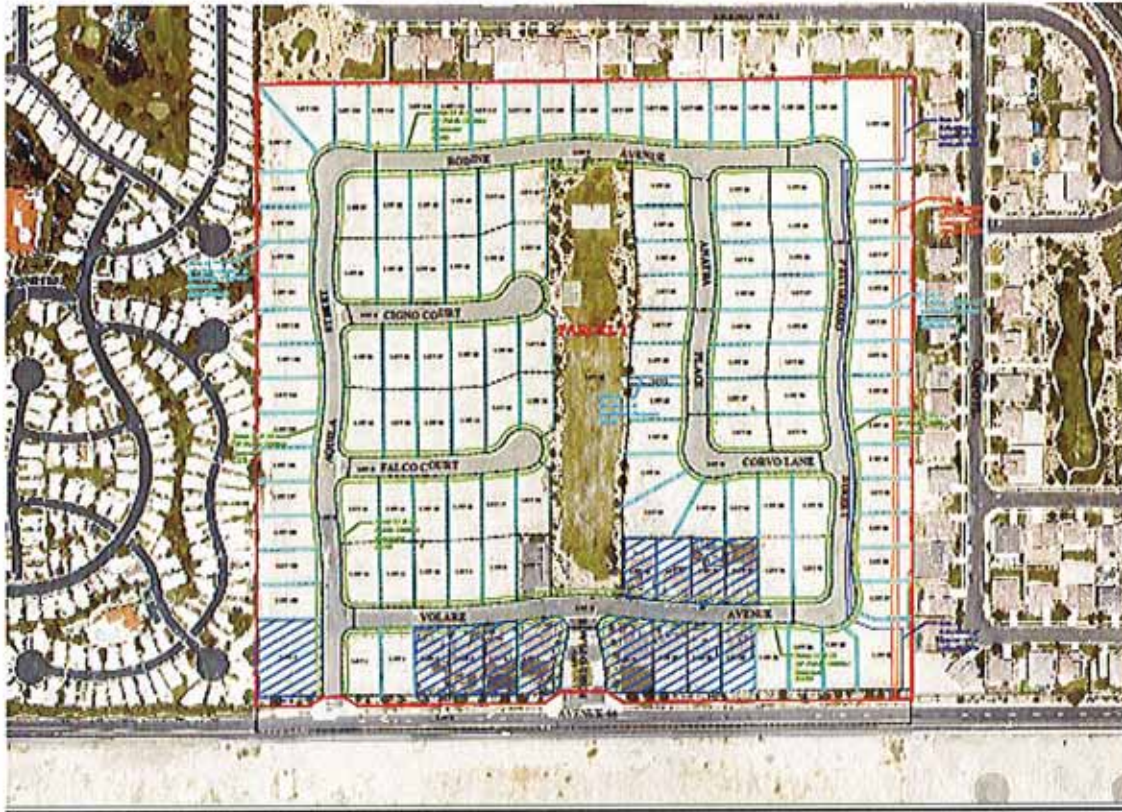
This Revised PMP shall serve only to change the project architecture for the remaining 118 lots. These lots include lots 1, 2, 7 through 74, and 83 through 130 of Tract 33293. No other aspects of the project shall be modified. Please


see Map 1- Boundary Map below for clarification.


The Revised PMP shall augment the original development plan for Aliante, with the following goals:

- Compliment the original architecture with new product, while preserving the high quality and style of the original neighborhood.
- Utilize both one and two-story product as originally proposed.
- Preserve the land plan as designed and constructed, with no changes to streets, common area, lot size or lot configuration.
- Create a sustainable and vibrant community for the residents of Indio.
- Incorporate environmentally responsible features into every home.

Construction of the homes will occur over the next 2 years. All requirements pertaining to the site improvements have been complied with, and all site improvements are completed.



Existing Built Homes 

Proposed Homes 

Map 1- Boundary Map

1.2 Background on the Development Process in a Residential Planned Development (RPD) Area

The General Plan land use designation for the subject property is CE/RPD-4 (Country Estates/Residential Planned Development - 4). The zoning for the property is Residential Low (RL), a designation that is not consistent with the General Plan land use designation of CE/RPD-4. The General Plan requires that a PMP be prepared for any property located in a Residential Planned Development area where a Conceptual Specific Plan (CSP) has been approved. In this case, a Specific Plan for the RPD-4 area was prepared by Watson & Christiansen Engineering and approved by the City of Indio on November 13, 1996. The RPD-4 Specific Plan provides a list of land uses, community design guidelines and standards for landscape, signage, infrastructure, trails and opens spaces. This Project Master Plan is more detailed and site specific applying the standards and guidelines of the RPD-4 Specific Plan. Refer to the Comprehensive Land Use Master Plan. Upon

adoption of the original PMP in December 2006, the new zoning designation became consistent with the General Plan.

This Revised PMP is the implementation document for the land use and design principles that as established in the RPD-4 Specific Plan.

Initiated by Family Development and RSI Land, LLC, the Revised Aliante PMP includes development standards, design guidelines and implementation measures controlling the use of the land. This PMP bridges the goals and policies of the Indio General Plan and RPD-4 Specific Plan.

1.3 Legal Authority and Severability

California Government Code states that following the adoption of a General Plan a city planning agency or property owner may prepare a Specific Plan to help implement the General Plan for a portion of the area covered by the General Plan. Hence, the Aliante PMP will serve as the specific plan for the area and has been prepared pursuant to the provisions of Title 7, Division 1, Chapter 3, Article 8, Section 65450 through 65457 of the California Government Code, and Goal LU-2 and Policy LU-2.1 of the Indio General Plan.

California law permits cities to adopt Specific Plans either by resolution as policy guidelines or by ordinance as a regulatory document functioning as a zoning ordinance for the planning area. It is proposed that the Aliante Master Plan be adopted by ordinance thereby serving as the zoning document for property. An analysis of the consistency of this PMP with the General Plan has been provided.

In the event that any regulation, condition, program, standard or portion of this Specific Plan is held invalid or unconstitutional by California or Federal Court of competent jurisdiction, such portions shall be deemed separate, distinct and independent provisions and the invalidity of such provisions shall not affect the validity of the remaining provisions thereof.

2.0 Entitlements

The project was previously approved through a multi-faceted entitlement process. Associated with this PMP are other entitlement applications that were considered and approved, and are listed below.

2.1 Environmental Approval

The planning and permitting process is coordinated with the environmental

review process established by the California Environmental Quality Act (CEQA). Every development project not exempt from CEQA must be analyzed by the lead agency to determine the potential environmental effects of the project. In this case, the City of Indio is the lead agency. In addition to being reviewed by the City, CEQA provides for the review and comment by other "responsible" and "trustee" agencies, which include local service districts, as well as a variety of state and federal agencies.

The Aliante PMP and associated approvals are "projects" as defined by the California Environmental Quality Act (CEQA). As such, an analysis that evaluates the impacts associated with the implementation of the Master Plan must be completed. To the extent that the PMP is consistent with the City's General Plan and the environmental work completed for the General Plan no additional assessment is needed. Special studies dealing with the potential impacts of the proposed PMP have been completed, including a Phase I Environmental Assessment, archaeological and cultural reports, paleontological, hydrology report, geotechnical report and traffic analyses. These special studies were completed per the original PMP by the project proponent.

The mitigation measures set forth via the special studies prepared in connection with the Tentative Tract Map and PMP reduced any identified significant impacts to a level of insignificance. The recommended mitigation measures were incorporated into the project design through the conditions of approval, and implemented through the development of the site improvements. No further mitigation measures are required.

2.2 Project Master Plan

The Aliante PMP serves as the specific plan and includes one (1) Planning Area. Permitted land uses, development standards, design guidelines and infrastructure implementation measures are included. This master plan, adopted by ordinance, will act as the zoning implementation document for lands within the PMP. Areas not specifically set forth or addressed in the PMP will be addressed through standard City procedures and regulations.

The proposed Revised PMP shall serve only to change the project architecture for the remaining 118 lots. These lots include lots 1, 2, 7 through 74, and 83 through 130 of Tract 33293. No other aspects of the project shall be modified.

The following table provides a breakdown of the revised PMP product and unit mix.

ALIANTE PROPOSED PLAN MIX			
	Square Feet	Mix	%
Plan 1 (Single Story)	1568	29	24.6%
Plan 2 (Two Story)	1621	29	24.6%
Plan 3 (Single Story)	1700	30	25.4%
Plan 4 (Two Story)	1968	30	25.4%
Totals:	1568 to 1968	118	100%

2.3 Tentative Tract Map

Tentative Tract No. 33293 was approved on July 20, 2005 for 130 single-family residential lots. Subsequently, the original PMP was approved. Additional common area lots, which contain the amenities and retention, were also provided within the tentative map. A property owner's association was formed for maintenance of the common areas in May 2007. The minimum lot size is 8,000 square feet, with an average lot size of 9,584 square feet. See the attached Tentative Tract Map 33293. The Final Map was recorded on June 23, 2006.

2.4 Site Plan and Design Review

The City through its Design Review process requires detailed site plan review. Full architectural details including housing elevations, colors, materials, wall designs and conceptual landscaping have been included within this Revised PMP for concurrent processing.

3.0 Review Process

The initial step in the City's review process is the Development Review Committee (DRC). City staff along with representatives from affected agencies outside of the City such as Valley Sanitary, Coachella Valley Water District and other service providers reviews the proposal based on City codes and regulations of the respective agencies.

Following the staff review of the development proposal is the public hearing process. A hearing is conducted at the Planning Commission level, the recommending body to the City Council. Another public hearing is conducted with the City Council. Interested members of the public may comment on the proposed development at either stage. Prior to adoption of the PMP a finding of consistency with the City's General Plan must be made.

4.0 Environmental Assessment

The project was previously reviewed and a Negative Declaration was prepared pursuant to the California Environmental Quality Act. The proposed revision to the PMP does not warrant further environmental review. The following paragraphs in Section 4 summarize the special studies that were prepared for the project under the original PMP.

4.1 Archaeological and Cultural Resources Board

The Keith Companies Cultural Resources Group evaluated the property for the presence of archaeological, cultural and historic resources. The project site is identified by the City's General Plan as being in an area with high archaeological resource sensitivity, though previous agricultural activities have heavily impacted the property and eliminated most surface indications of historic and prehistoric uses. No significant archaeological or historical sites were on the property; however, several significant sites are located directly north, within 1/2 mile of the property, associated with the shoreline of the ancient Lake Cahuilla. Survey of the property did locate four (4) historic and prehistoric isolated artifacts on the site. Given the findings and the proximity to significant prehistoric sites, archaeological monitoring was recommended for any archaeological resources which may be exposed during earth moving activities of the proposed project.

4.2 Biological Report

Natural Resources Inc. was contracted to conduct a general biological assessment for the proposed project site. Their data review and site reconnaissance evaluated the property for the presence of sensitive biological resources. No protected animal or native plant species were found on the property. The property was however, found to contain suitable habitat for burrowing owls and limited habitat for raptor and migratory bird habitat, though no nests were found on the property and the report recognizes the loss of suitable raptor foraging habitat. Because burrowing owls can colonize new areas fairly rapidly, the report recommended a focused survey for burrowing owls be conducted prior to project construction.

4.3 Paleontological Report

The project site is identified by the City's General Plan as being in an area with high paleontological resource sensitivity. In short, there is a high potential of significant invertebrate Holocene paleontological remains being present on the project site. Therefore, monitoring of earthmoving activities for paleontological resources during grading and a program to mitigate

impacts to resources that might be exposed or unearthed during all such excavation were completed.

4.4 Traffic Analysis

Kunzman Associates Inc. prepared the traffic analysis for study area intersections which would be impacted by the proposed project. Their report indicated that although traffic volumes for the project will contribute to the need for street improvements of Avenue 44 and signalization of the Avenue 44 and Dillon Road intersection, these improvements will be required with or without the project. The project proponent was required to participate in fair share funding in the phased construction of off-site traffic signals and improvements that are needed to serve cumulative future conditions through the payment of appropriate fees, including City and County Transportation Uniform Mitigation Fee (TUMF).

4.5 Phase I Environmental Assessment

Earth Systems Southwest was contracted to evaluate the subject property for the presence of hazardous materials, based on ASTM Standard E-1527-00, Standard Practice for Environmental Site Assessments. Research, data review and site reconnaissance found that there were no known releases and there were no hazardous materials found on the property. However, past agricultural uses of the property may have contributed to the presence of asbestos cement pipe and underground storage tanks of the property. Their report also found the potential for soil contamination; DDT, sulfur dust, pesticides and other agricultural chemicals on the site. Therefore, Phase 2 soil testing, and underground storage tank and buried asbestos cement detection testing was performed and the property was deemed suitable for development.

4.6 Geotechnical Analysis

Earth Systems Southwest prepared the geotechnical investigation for the subject property. Their report found the most significant geological hazard to the proposed project would be the potential for severe seismic shaking, as the property is located in a highly seismic region in close proximity to fault systems that are considered active or potentially active (Seismic Zone 4 of the 2001 California Building Code). Structures should be designed in accordance with the standards of the California Building Code.

4.7 Preliminary Hydrology Analysis

NAI Consulting performed a preliminary hydrology analysis. The results indicate that the 10-year flows could be conveyed within the streets and

below the top of curb and the 100-year flows can be conveyed within the street and public utility easement. The retention basin provides adequate retention capacity for 100% of the project run-off from a 100 year storm event. Overflow from run-off in excess of the 100 year storm event will be conveyed to Avenue 44. In conclusion, Tract Map No. 33293 meets the hydrologic and hydraulic requirements set by the City of Indio, the County of Riverside, and CVWD.

5.0 Land Use Plan

The City of Indio is located in the Coachella Valley, Riverside County, California, approximately 120 miles east of Los Angeles and 250 miles west of Phoenix, Arizona. The City of Indio is known as the Coachella Valley's "City of Festivals". The Aliante PMP is located north of U. S. Interstate 10 and south of the Indio Hills. It is set north and easterly of the intersection of Avenue 44 and Golf Center Parkway.

The PMP area is comprised of approximately 40± acres. The land has completed infrastructure including streets, utilities, landscaping, park site, and detention facility. The site is bounded by Rancho Casa Blanca Country Club (Tract 20494) to the west, SunCal West (Tract 31601) to the north and east and Avenue 44 to the south.

5.1 Project Description

Aliante is a master planned community of 130 lots for single-family homes. Twelve homes were built under the original PMP. These include lots 3 through 6 and lots 75 through 82. Lots 3 through 6 were constructed as Models, and have since been converted for occupancy and sold. Therefore, these 12 lots are not subject to the Revised PMP.

The Revised PMP has been prepared as a planning document to document and facilitate the systematic implementation of the General Plan. The PMP provides the text, diagrams, development standards, design guidelines, infrastructure plans and technical information for the planning area. Upon adoption by ordinance, the PMP will act as the zoning implementation tool for the Plan Map. The Conceptual Comprehensive Land Use Mater Plan Exhibit attached hereto indicates the boundaries of the PMP.

The Plan provides a distinct set of permitted, conditionally permitted and prohibited land uses for the planning area. The plan also sets forth the distribution, location and extent and intensity of major infrastructure components.

5.2 Planning Area No. 1 (Single Family Residential)

Planning Area No. 1 consists of 40± acres located approximately 1,400 feet east of Golf Center Parkway on the north side of Avenue 44. The existing and proposed General Plan land use designation for this planning area is Residential Low. The subdivision was designed to provide individual fee simple lots.

The density proposed within this plan area and on the tentative map is consistent with the General Plan designation (3.5 du/ac) and below the threshold density of 5.0 du/acre. See attached Tentative Tract Map 33293.

6.0 Development Standards

The development standards contained in the City of Indio Zoning Ordinance are generally applicable to the PMP; however, as this document will serve as the zoning the applicable standards have been included so the document is self-contained. The standards identified herein shall supersede the zoning ordinance and will include considerations for uses; permitted, conditional and prohibited, building orientation, architecture, lighting, landscaping, signs and parking. These standards are intended to be consistent with the Indio General Plan goals, policies and objectives. Other provisions not included herein will be guided by the City of Indio regulations.

6.1 Planning Area No. 1 –Residential

Permitted Uses:

- (A) Single Family detached structures;
- (B) Accessory buildings, uses or structures, optional casitas attached to a principal permitted structure;
- (C) Home occupations - subject to City of Indio Regulation 159.500;
- (D) The keeping of domestic animals - subject to City of Indio Regulation 159.605 through 607.

Conditional Uses:

- (A) Guest house or servant's quarters which may not be rented or sold;
- (B) Senior housing unit (granny flat) subject to the restrictions of Government Code Section 65852.1. Separate utility meters shall not be permitted.

Prohibited Uses:

All uses not specified herein shall be prohibited, unless the Planning Commission determines, on a case by case basis that a particular use is similar in nature to those specified.

General Development Standards

- A. Minimum lot area shall be 8,000 square feet.
- B. Minimum dwelling unit size is 1,500 square feet, excluding garages and miscellaneous structures.
- C. A minimum of two spaces per home in a garage, plus two spaces in a driveway shall be provided. A garage of at least 20' x 20' of unobstructed area with a minimum of 160 cubic feet of storage shall be provided.
- D. Minimum lot width for interior lots shall be 70 feet as measured at the setback line except on cul-de-sac or flag lots where the minimum lot width may be 35 feet, corner lots shall be 80 feet.
- E. Minimum front yard setback shall be 20 feet, except where there is a side loaded garage the minimum shall be 15 feet to the garage wall or a structure.
- F. Minimum side yards shall be 12 feet (a minimum of 5 feet on one side) for interior lots; street side yards shall be a minimum of 10 feet.
- G. Minimum rear yards shall be 15 feet as measured to an attached structure (i.e. patio) or the main dwelling.
- H. Swimming pools and spas may be located within 5 feet of a property line and within 5 feet of any main structures
- I. Maximum building heights shall be 18 feet for single story homes (Plans 1568 and 1700) and 28 feet for 2 story homes (Plans 1621 and 1968). Minimum building heights shall be 13 feet nine inches for single story homes (Plans 1568 and 1700) and 23 feet for 2 story homes (Plans 1621 and 1968).
- J. Accessory buildings may be permitted in a side or rear yard. An accessory building not exceeding one story of 14 feet in height may not occupy more than 25 percent of a required yard. No accessory building shall be located closer than 10 feet to any main building nor shall it be located closer than 5 feet to any side or rear lot line.
- K. Mechanical equipment shall not be permitted closer than 3 feet to any property line.
- L. Architectural projections including eaves, awnings, louvers, and similar shading devices; sills, belt courses cornices, and similar

- features; and flues and chimneys may not project into a required yard more than 5 feet; provided that the distance between and architectural projection and a side property line shall not be less than 3 feet.
- M. Oriel or bay windows may project not more than 3 feet into a required front yard, rear yard or side yard; provided, that the aggregate width of oriel or bay windows shall not exceed 50 percent of the length of the wall in which they are located.
 - N. Maximum building site coverage shall be 50 percent.
 - O. Internally illuminated addresses are required to be displayed in a prominent visible location on all dwelling units.
 - P. A satellite dish may not be wholly visible from a public or private street except that it may project above a legally established fence or wall by not more than 3 feet, but not to exceed 10 feet in overall height as measured from the overall grade of the lot.
 - Q. Roof mounted equipment is prohibited.
 - R. Roof materials shall be concrete tile. The City Council may consider alternative materials of equal or higher qualities.
 - S. Masonry walls a maximum of 6 feet in height shall be required along the side and rear property lines of each home; maximum fence height in a required front yard shall not exceed 4 feet.
 - T. All properties shall maintain minimum sight clearance for vehicular and pedestrian safety. Hedges, fences, walls and other structures or obstructions shall maintain a clear area. No obstructions greater than 24 inches above the established curb grade measured as a triangle formed by the corner property lines with the base measured 20 feet from the apex of the triangle.
 - U. Unroofed porches, steps, and terraces may project not more than 6 feet into a required front yard or side yard on the street side of a corner lot; provided, that the height including railings shall not exceed six feet above the grade of the ground at the property line.
 - V. Covered patios attached to a main structure may not be located closer than 15 feet to the rear lot line; provided that the required side yard shall not be reduced to less than 5 feet and covered patios shall cover not more than 50 percent of the rear yard. A covered patio not attached to a main structure is deemed an accessory structure.

6.2 Amendments to the Project Master Plans

Major:

Any amendment to the Project Master Plan (PMP) shall be made in accordance with the public adopting provisions of the original PMP and City

of Indio regulations (i.e. a public hearing before the Planning Commission and City Council).

Minor:

The Development Services Director may make interpretation and minor modifications to the content of the Project Master Plan (PMP), when such interpretation does not result in a substantive alteration of these provisions. Deviations of up to 10% of the development standards are considered minor modifications and may be granted administratively by the Development Services Director. Any decision is appealable to the Planning Commission. Deviations greater than 10% shall be subject to the City of Indio Municipal Code, Section 159.780 through 159.793 (Variances).

7.0 Architectural Design Guidelines

The elevations have been designed with the desert environment in mind. All materials are selected for their ability to withstand the extreme temperature in the desert. The materials that withstand this environment well are stucco, iron, and concrete tile. The use of wood should be limited to only large sized timber. Three (3) building elevation styles have been designed for each of the four floor plans that utilize these materials well; these styles are Old Hacienda, Spanish Revival, and Santa Barbara. The variety in architecture will provide a varied street scene. All of these architectural styles incorporate stucco, and iron in various configurations.

The architecture blends the simple forms and massing of the Spanish design with careful treatment of traditional elements and detailing reminiscent of this historical style. The garage has been de-emphasized in favor of an architectural dominant street scene with porches and front doors that promote a more pedestrian friendly neighborhood. Each of the elevational styles incorporates a distinct variety of elements, as outlined for each style below:

Old Hacienda... a more traditional style with stucco massing and dark trim using...

- § Dark S style concrete roof tiles
- § Corbels at gables
- § Tight fascias on gable ends
- § Dark brown fascias
- § Wood style outlooker corbel at gable ends
- § Dark brown wood style lintel details over doors and windows
- § Dark brown wood style lintel and corbels at porches
- § Light sand finish stucco finish in crisp bright tones
- § Rustic plank shutters in dark washed colors
- § Stylized entry doors and garage doors in darker tones
- § Recessed windows

Spanish Revival ...a more lively and colorful style with...

- § Medium blend S style concrete roof tiles
- § Corbels at gables
- § Tight fascias at gable end
- § Architectural chimney
- § Medium brown fascias
- § Clay style pipe vents at gable ends
- § Black wrought iron style accents at windows and porches
- § Arched entryways
- § Light sand stucco finish in neutral tones
- § Stylized shutters in jewel tone accent colors
- § Stylized entry doors and garage doors in medium brown tones
- § Recessed windows

Santa Barbara... a bit more refined style with warm colors and...

- § Lighter blend of variegated S style concrete roof tiles
- § Corbels at gables
- § Tight fascias at gable end
- § Medium brown fascias
- § Trim around windows and entryways
- § Stucco corbels at porches
- § Dark metal Juliet balcony and window railings
- § Panel type shutters in rich tones
- § Recessed stucco accents
- § Stucco accents at gable end
- § Light sand stucco finish in warm, sun drenched tones
- § Stylized entry doors and garage doors in medium brown tones
- § Recessed windows

The plans consist of both one and two-story homes. The floor plans feature large family rooms and flowing kitchens to facilitate a casual lifestyle. The bedrooms are offered in different configurations, which appeal to different buyer profiles. Master suites offer walk in closets, separate tub and showers, compartmentalized water closets and dual vanities.

The project will utilize features such as tankless hot water heaters which conserve water and save 78 therms per year in a three bedroom home. All homes use Radiant Barrier roof sheeting, which minimizes heat gains in the summer and heat loss in the winter, thus reducing energy waste and increasing energy savings in the desert climate.

See attached Exhibits for Floor Plans, Building Elevations and Color Material Exhibits.

8.0 Landscape Design Guidelines

The Avenue 44 parkway is characterized by a stucco wall with stone veneer pilasters with precast concrete caps. This carries through to the entry of the project with the addition of decorative light fixtures on the entry gate pilasters and enhanced pavement. The main and secondary entry gates are tube steel with a wood overlay to give the impression of hand hewn wood gates; decorative steel picket insets add interest.

The planting theme includes masses of *Acacia smallii*, Honey Mesquite and Tipu trees along the parkways with under plantings of drought tolerant shrubs and vines with decomposed granite groundcover. In the central open space, a 4' wide walking trail runs along the top of the retention area and provides access from the entry fountain to the active use area at the opposite end of the site, which includes sand volleyball and half-court basketball.

The bottom of the retention basin is treated with large 12" fractured cobble and boulders. The sides of the retention basin are planted with Ironwood, Sweet Acacia and Desert Museum Palo Verde trees with drought tolerant shrubs and groundcovers on the slopes. The use of lawn is limited to the active use areas of the central open space.

The master plant list and typical front yard palette are shown on the attached exhibits.

9.0 Infrastructure Plans

The applicant/developer previously provided for City approval a complete package to the Engineering Services Department for approval. This package included:

- Landscape and irrigation plans;
- PM 10 implementation plans;
- Master grading plans;
- Water plans and hydraulic calculations;
- Street improvement plans;
- Striping and signage plans;
- Street light plans;
- Composite utility plans;
- Soils report;
- Hydrology and hydraulic report and storm drain improvement plans

9.1 Circulation

Avenue 44 bounds the project to the south and provides access into the site. Currently the City of Indio has designated Avenue 44 as a major highway (100' R/W). Avenue 44 within the project boundary was improved with half-width street improvements as a major highway and transitions into existing street improvements. Full width improvements will include a twelve (12') foot painted median island and two twelve foot (12') lanes in both directions. Six foot (6') wide meandering sidewalks were constructed along the north side of Avenue 44.

All interior tract streets were designed to have a 41' R/W and all roads were constructed to City of Indio standards (or as modified in accordance with the standards per this PMP). Sidewalks were not incorporated along these interior streets. All interior streets meet City of Indio Standards and all turning radii meet the Fire Department standards. Two gated entrances provide access to Avenue 44 as approved by the Fire Department.

The minimum grade per by the Engineering Services Department on concrete is 0.50% and the minimum grade on asphalt is 1.0% or as approved by the city engineer.

9.2 Water and Sewer Service Plan

The Aliante PMP is located within the jurisdiction of the City of Indio for water service. The project site is located within the Valley Sanitary District for sewer. All water and sewer improvements have been installed in the tract per the development plans.

The project sanitary sewer generation is one service unit or 300 gallons per day per residence. At maximum build out (130 residences) the project will generate 39,000 gallons of wastewater per day. Normal extensions and service laterals were required to serve the development.

Water and Sewer Master Plan Development Standards: The following standards were conditioned by the City and subsequently used in the design and construction of the Tract Improvements:

1. All water and sewer lines will be designed per the City of Indio and Valley Sanitary District requirements.
2. Water and sewage disposal facilities shall be installed in accordance with the requirements and specifications of the City and the Riverside County Health Department.

3. The applicant/developer shall provide or show there exists a water system capable of delivering 1,500 gallons per minute for a two (2) hour duration at 20 psi residual operating pressure, which must be available before any combustible material is placed on the job site.
4. Approved fire hydrants shall be located at each street intersection, spaced not more than 500 feet apart in any direction, with no portion of any lot more than 250 feet apart from a fire hydrant.
5. The applicant/developer shall submit one copy of the water system plan to the Fire Department for review and approval. Plans shall conform to the hydrant types, location and spacing, and the system shall meet fire flow requirements. The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency, prior to any combustible building materials being placed on the job site.
6. A 1/2 acre well site will be dedicated and improved as part of first phase improvements. Improvements consist of site grading, perimeter walls, well water blow off device, access gate, 12" waterline stub from a 12" or larger water main, access gates and other incidental improvements. The City of Indio Water District will drill and activate the well at District expense.
7. The applicant/developer shall design for domestic water and minimum fire flow requirements to the project in compliance with City of Indio standards and provide hydraulic calculations for Engineering Services and Fire Department review and approval. The existing water main along Avenue 44 shall be extended from its existing location to the eastern property line of the proposed project. The proposed water network shall be designed for the required volume and pressure. Developer shall receive credit for installation of improvements along Avenue 44.
8. The applicant/developer is required to enter into a Development Sanitation System Agreement with the Valley Sanitary District.

9.3 Other Utility Providers

The Gas Company provides natural gas service. All utilities are now installed in the tract. Waste Management of the Desert provides solid waste services. Recycling and curbside pickup is available to future development within the area. Verizon provides telephone service and Time Warner provides cable television services.

9.4 Grading and Drainage

The site was graded in accordance with the approved plans. The land plan incorporates a large open space centrally located within the project development. This open space accommodates the necessary retention area as well as providing open space for passive and active recreational uses.

Grading Master Plan Development Standards: The following standards were conditioned by the City and were used in the design and construction of the grading improvements:

1. All work shall be in accordance with the City of Indio grading standards and any special requirements of the grading permit.
2. Subdrain installation shall be approved by the City of Indio and the project soils engineer and civil engineer. All subdrains will be maintained by the property owner or developer(s).
3. All proposed drainage shall comply with the drainage standards administered by the City of Indio.
4. Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage shall be directed toward desilting facilities.
5. The applicant/developer shall be responsible for preventing public trespass onto areas where impounded water creates a hazardous condition.
6. The applicant/developer shall prepare and file an NOI and NPDES permit containing a Best Management Practices Plan and Storm Water Pollution Prevention Plan with the City of Indio.
7. All site preparation, grading and compacting of soils shall be done in accordance with the recommendations outlined in the Geotechnical Report prepared by Earth Systems. A qualified geotechnical firm will be retained to observe site clearing, grading and the bottom of excavations prior to placing fill. Local variations in soil conditions may warrant increasing the depth of recompaction and over-excavation. A copy of this report shall be made available to the structural engineer that prepares any construction drawings for public or private improvements of the project.
8. A qualified geotechnical firm will be retained to observe foundation excavations prior to the placement of reinforcing steel or concrete.

Any loose soil or construction debris shall be removed from footing excavations prior to the placement of concrete.

9. Over-excavating and recompaction shall be done to the upper xx feet of soils below existing grade in the building area. The over-excavation shall extend for five feet beyond the outer edge of the building slabs and/or footings. The bottom of the sub-excavation shall be scarified; moisture conditioned, and recompacted to at least 92% relative compaction for an additional depth of 12 inches. Moisture penetration to near optimum moisture shall extend at least 5 feet below existing grade and be verified by testing.
10. Fugitive Dust PM-10 Mitigation Plan shall be submitted prior to the issuance of any grading plans and building permits. The applicant shall utilize the mitigation measures contained in the approved Air Quality Analysis. This report is required prior to grading.
11. The applicant/developer shall comply with the Phase II Environmental Investigation requirements by removing any contaminated soil before grading activities begin. A report shall be submitted to the City indicating that the contaminated soil area is clean of pesticides and petroleum prior to issuance of a grading permit.
12. The applicant/developer shall be required to submit a construction plan prior to issuance of a grading permit indicating construction hours in compliance with the City's General Plan. Construction activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday and construction activities shall be prohibited on Sundays or on national holidays with the exception of obtaining a special permit.
13. All grading and excavation in areas identified as likely to contain paleontological resources shall be monitored by a qualified paleontologist. The monitor shall be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediment which are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor shall have the authority to halt or divert grading equipment to allow for removal of abundant or large specimens.
14. The applicant/developer shall hire a vertebrate paleontologist to develop a program that mitigates the identified paleontological resources on the project site prior to issuance of any grading permit. This program shall include the following:
 - Preparation of recovered specimens to a point of identification and permanent preservation, including

- washing of sediments to recover small invertebrates and vertebrates;
 - Identification and curation of specimens into a museum repository with permanent retrievable storage; and
 - Preparation of a report of findings with an appended itemized inventory of specimens. The report will include pertinent discussion of the significance of all recovered resources where appropriate. The report and inventory shall be submitted to the Development Services prior to the issuance of any grading permits.
15. The applicant/developer shall pay a mitigation fee of \$600 per acre of existing vacant land, which has been undisturbed, with native vegetation to the City of Indio, as part of the habitat conservation plan for the purpose of the milk-vetch and other threatened Coachella Valley fringe-toed lizard. This fee shall be paid no later than 12 months after the issuance of a grading permit. This fee was paid in full by family development.
 16. The applicant/developer shall design the project to retain 100 year storm water for a 24-hour duration, on site for project generated runoff (developed and undeveloped) for existing and ultimate conditions and accept upstream incoming runoff on any proposed additional impervious improvement. There shall be no ponding in the retention basin during dry weather. The retention basin shall have landscaping as required by the PMP.
 17. Retaining walls shall be required if slopes are in excess of 2:1 between lots throughout the project and in relation to adjacent boundary properties.
 18. A comprehensive soils report shall be provided for any tentative tract map.
 19. A grading plan shall be submitted along with the PM-10 plan.
 20. The final WQMP plan shall be approved by the Engineering Department prior to the issuance of building permits.

The above conditions were implemented with the installation of the site improvements completed in 2006.

10.0 Phasing

The Revised Aliante PMP will incorporate a phased development with 6 construction phases. Each of the phases will have approximately 20 lots per phase. Since all site improvements are already in place, each Phase will include the house construction only. Undeveloped pads and other areas will be stabilized with acceptable material to minimize the dust. Refer to the proposed Phasing Schedule Table (below) and attached Phasing Plan.

PROPOSED PHASING SCHEDULE

PHASE NUMBER	LOT NUMBERS	NUMBER OF LOTS
MODELS	9- 12	4
1	55, 67-74;83-96	23
2	43-54; 56-63	20
3	39-42; 64-66; 97-113	24
4	25-38; 114-123	24
	1, 2, 7, 8, 13-24;124-130	23
TOTAL PROPOSED		118
Existing Homes	3-6; 75-82	12
TOTAL UNITS		130

11.0 Site Plan

The Revised Aliante PMP will incorporate a Site Plan which delineates the plotting for the Revised PMP. Refer to the proposed Phasing Plan Exhibit for clarification.

APPENDIX ONE

GENERAL PLAN POLICIES

Introduction

The discussion that follows is an examination of the Indio General Plan goals and implementation policies that are affected by the proposed development.

Land Use

Goal LU-1 "To plan for a city with a diversity of residential opportunities and life styles to fit the current and future needs of the City."

The PMP will allow for the development a master planned residential subdivision.

Policy LU 1.6 "The Residential Low designation promotes single family development and variations in housing opportunities throughout the Planning Area."

The PMP will comply with this policy by providing the opportunity to develop alternative housing products within the current density ranges of the General Plan.

Goal LU-2 "In portions of the Planning Area that have large areas of undeveloped land under a few ownerships, provide the tools and flexibility to guide the development of these areas to achieve a range of housing opportunities with higher than average amenity packages. Areas requiring this added level of planning are designated with a Residential Planned Development (RPD) overlay designation unique to that area."

A PMP has been prepared and submitted to the City that contains a land use plan, circulation plan, infrastructure planning, design guidelines and standards for development within the Planning Area.

Circulation Element

Goal CIR-1 "Provide a circulation system to serve the internal circulation needs of the City, while also addressing the intercommunity or through travel needs."

The PMP will provide for the continuation of the major roadways in

the Planning Area.

Policy 1.1 *"Maintain a minimum Level of Service "C" at all intersections during non peak hours and Level of Service "D" at all intersections during peak hours to ensure that traffic delays are kept to a minimum."*

The roadways will be widened as development occurs in accordance with the General Plan Circulation. A traffic analysis has been prepared to address the project impacts.

Policy 1.2 *"Establish roadway cross sections and standards that are adequate to ensure traffic safety."*

The General Plan has already established roadway sections (Figure xx) which will be implemented as development occurs.

Parks and Recreation

Goal PR-1 *"Provide a variety of recreational opportunities to serve the needs of all segments of the population."*

A community park area is proposed for the planning area.

Economic Development

"Provide the city with the tools needed to promote a balanced economic growth with sufficient fiscal resources to provide for the necessary infrastructure, public and community services."

The PMP anticipates the development of residential land uses. The development will provide much needed housing and recreational land benefiting the area and the City residents of the City in general.

Open Space

Goal OS-2 *"Protect the scenic beauty of prominent natural features within the Planning Area "*

The development will be sensitive to the existing landforms and maximize the views of the mountains to the south and the Shadow Hills area.

Soils

Goal SO-1 "Ensure the protection of soils from erosion by wind and water, and from the buildup of salts on productive agricultural lands."

Construction within the PMP will adhere to adopted city policies and programs regarding erosion.

Biology

Goal BIO-1 "Preserve and protect sensitive plant and wildlife resources within the Planning Area."

There are no identified sensitive plants or wildlife species located within the PMP according to Figure 4.5-2 of the General Plan. Development within the PMP will participate (by payment of fees) into the Fringe Toed Lizard Mitigation program.

Cultural Resources

Goal CR-1 "Preserve historic, archaeological and paleontological resources for their scientific, educational, aesthetic, and cultural values."

There are areas of the PMP with a moderate to high potential for cultural resources according to Figures 4.8-2 and 4.8-12 of the General Plan. Completion of a cultural resources investigation will be required for each site prior to development.

Noise

Goal NOI-1 "Protect those living, working and visiting the community from exposure to excessive noise."

The largest noise source within the Planning Area is traffic generated. The CNEL within most of the area is 60 CNEL or below, an acceptable level for the residential uses planned. Mitigation through building orientation, insulation, sound walls and compatible land uses (i.e., open spaces) can be implemented by the City to reduce the noise levels to an adequate level.

Air Quality

Goal AQ-1 "Support air quality measures designed to ensure harmful levels of pollutants, including airborne dust."

The PMP anticipates compliance with the City's adopted provisions regarding airborne pollutants. Individual development applications will be required to comply with PM-10 plans and watering during grading operations.

Police and Fire

Goal PF-1 *“Provide police services in a manner and number to ensure a safe and secure environment for living, working, or visiting the community.”*

City law enforcement officials shall address any safety concerns during the review of individual development applications.

Goal PF-2 *“Provide fire services in a manner and number to ensure a safe and secure environment for living, working, or visiting the community.”*

City fire safety officials shall address any safety concerns during the review of individual development applications. The majority of the Planning Area is within the service area of Station No. 432 (General Plan Figure 5.3-1)

SAN MARIÑO COLLECTION AT ALIANTE



Plan 1
1568
2.0 - 2000 sq ft
(Clear Height 8')

Plan 4
1068
2.0 - 2000 sq ft
(Clear Height 8')

Plan 3
1700
2.0 - 2000 sq ft
(Clear Height 8')

Plan 2
1621
2.0 - 2000 sq ft
(Clear Height 8')

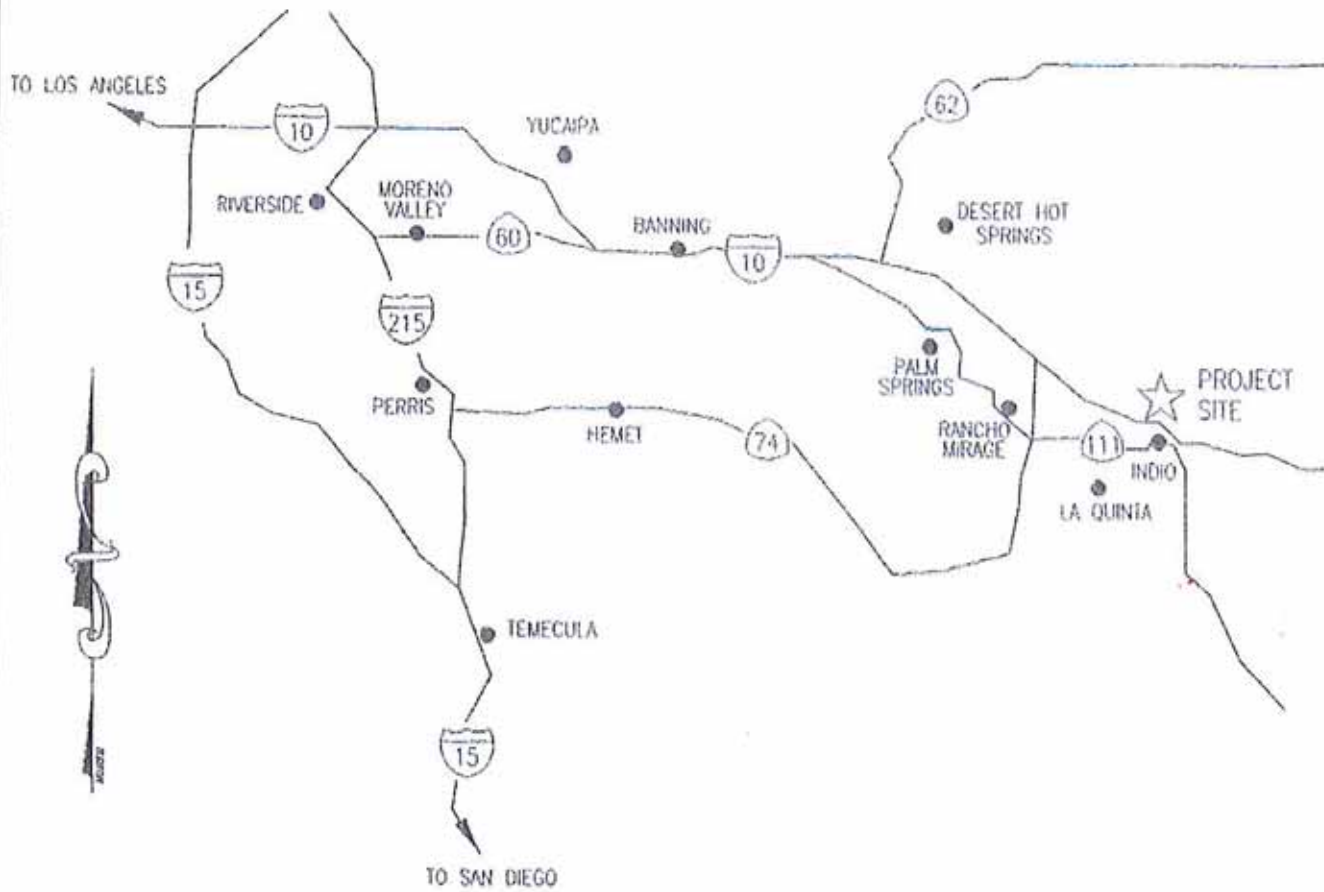


620 Newport Center Dr, 12th Floor
Newport Beach, CA. 92660

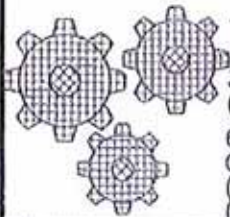
ALIANTE - TR 33293

FAMILY DEVELOPMENT - 73081 Fred Waring Dr, Palm Desert, CA 92260 (760) 980-8989

REGIONAL MAP



NO SCALE



NAI
Consulting

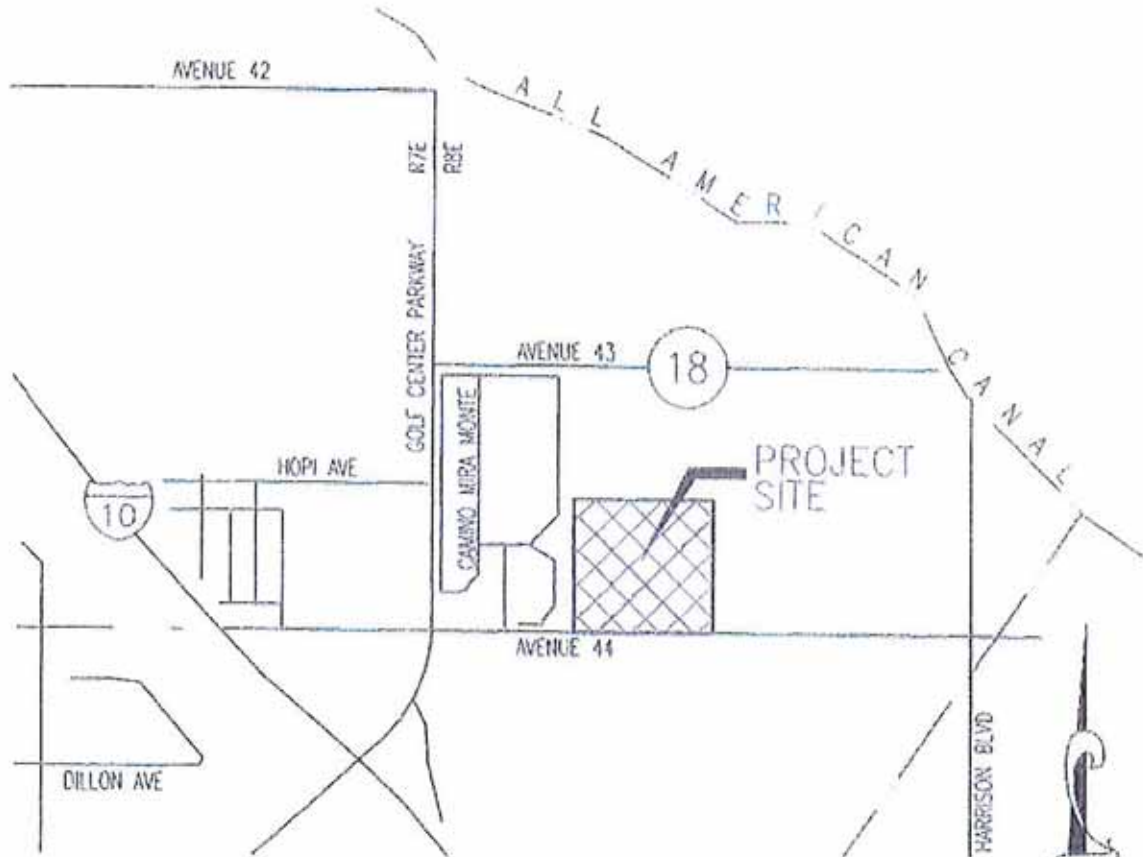
68-955 Adelina Road
Cathedral City, CA 92234
(760) 323-5344
(760) 323-5699 (fax)

Civil Engineering
Traffic Engineering
Project Management
Contract Administration

ALIANTE - TR 33293

FAMILY DEVELOPMENT - 73081 Fred Waring Dr, Palm Desert, CA 92260 (760) 980-8989

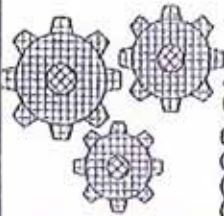
VICINITY MAP



VICINITY MAP

NO SCALE

SECTION 18, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SBM



NAI

Consulting

68-955 Adelina Road
Cathedral City, CA 92234
(760) 323-5344
(760) 323-5699 (fax)

Civil Engineering
Traffic Engineering
Project Management
Contract Administration

ALIANTE - TRACT 33293

FAMILY DEVELOPMENT - 73081 Fred Worring Drive, Palm Desert, CA 92260. (760) 980-8985

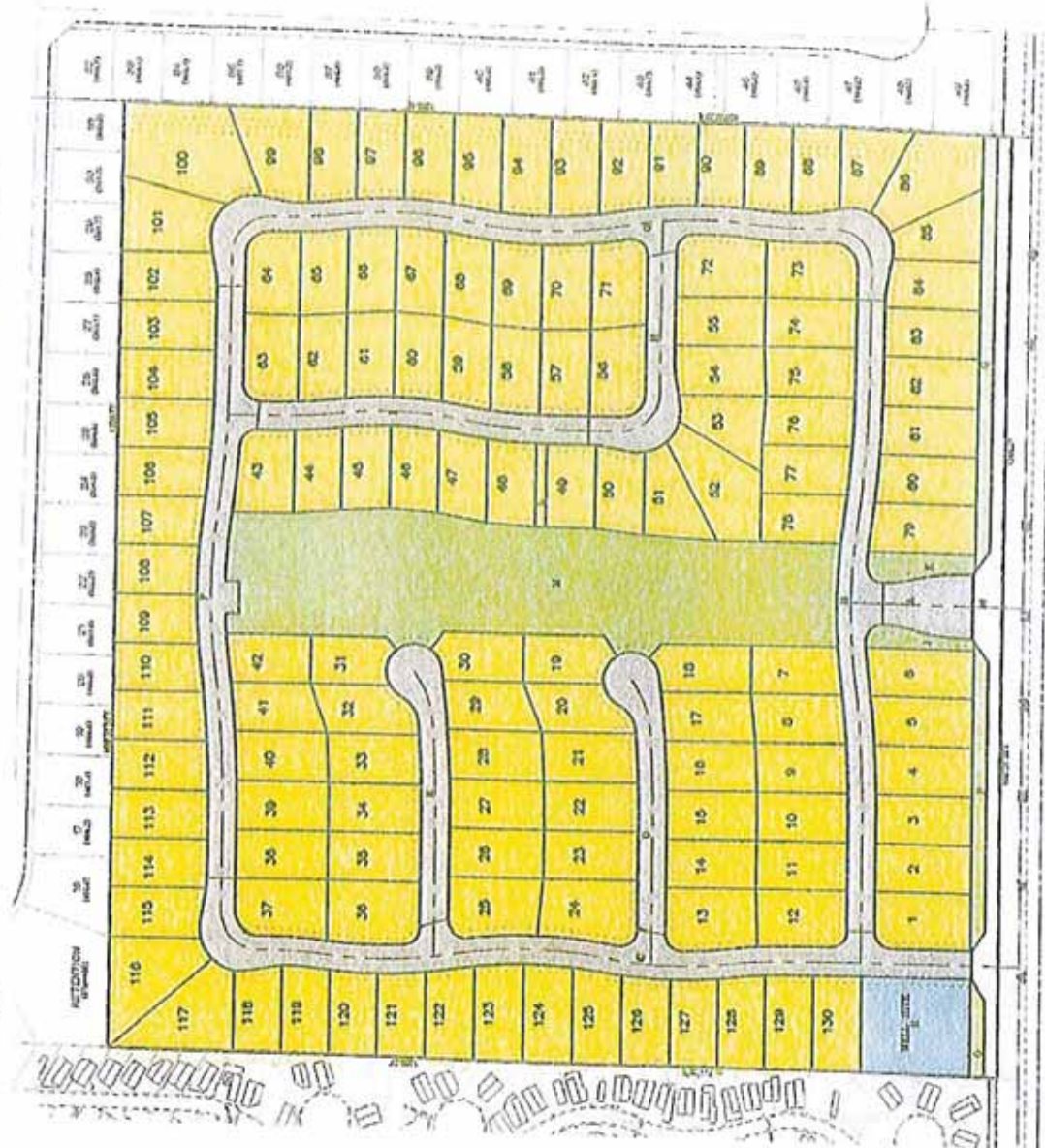
LAND USE SUMMARY

LAND USE	AREA	PERCENT
RESIDENTIAL	177,004	85.3%
RECREATION	17,704	8.5%
WELL SITE	27,292	13.2%
TOTAL	201,999	100%

ALL RESOURCES ARE TO BE USED AS INTENDED

SUB-AREA LEGEND

- RESIDENTIAL
- RECREATION
- WELL SITE
- STREETS



GRAPHIC SCALE
1" = 100'

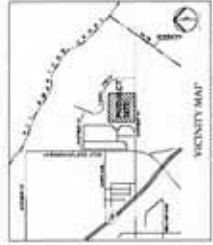
NAI
CONSULTANTS, Inc.
10000 Wilshire Blvd
Suite 2000
Beverly Hills, CA 90210
(310) 274-8888

LOT COVERAGE SUMMARY

LOT NO.	AREA (SQ. FT.)	UNIT MIX	COVERAGE (%)
101	1000	1	10.00
102	1000	1	10.00
103	1000	1	10.00
104	1000	1	10.00
105	1000	1	10.00
106	1000	1	10.00
107	1000	1	10.00
108	1000	1	10.00
109	1000	1	10.00
110	1000	1	10.00
111	1000	1	10.00
112	1000	1	10.00
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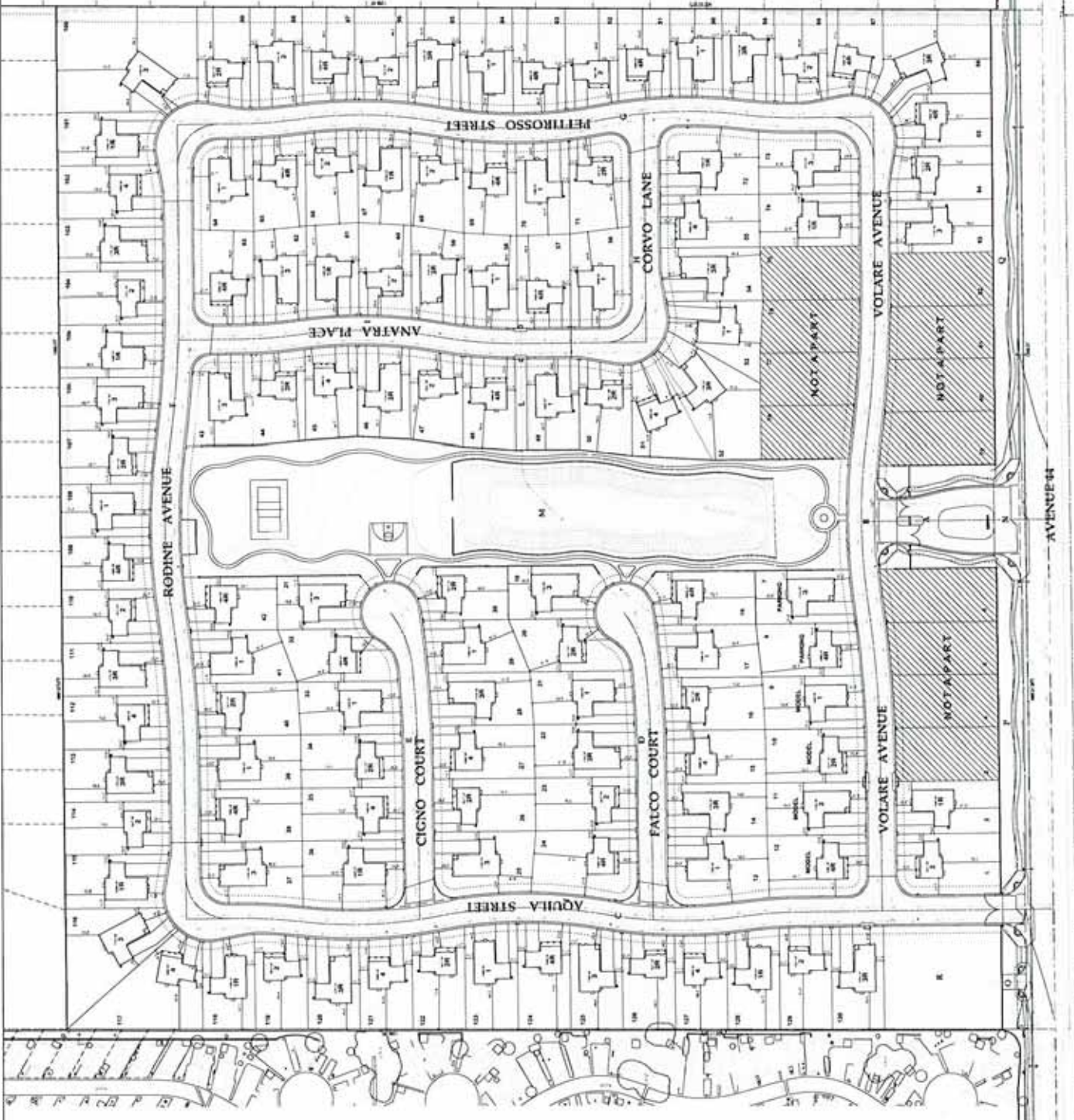
JULY 3, 2009

UNIT MIX	UNIT COUNT	PERCENTAGE
PLAN 1 1508 SF	25	24.0%
PLAN 2 1621 SF	29	24.0%
PLAN 3 1700 SF	30	25.4%
PLAN 4 1968 SF	30	25.4%
TOTAL	118	100.0%



TRACT 33293
SITE PLAN
Aliante
RSI Land

JUNE 14, 2009
 REVISED: AUGUST 11, 2009



NORTH
 SCALE 1" = 30'
ROME
 1-877-722-6666
 10000 W. 10th Street, Suite 100, Denver, CO 80202

SAN MARINO COLLECTION



620 Newport Center Drive
12th Floor
Newport Beach, CA 92660

SAN MARINO COLLECTION



AREA TABULATION

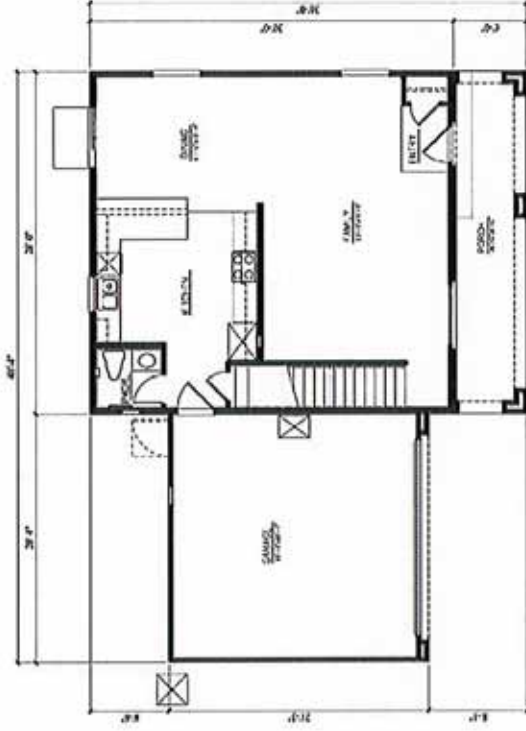
CONSTRUCTION	FLOOR AREA
COMMERCIAL	1,048 SQ. FT.
RESIDENTIAL	1,048 SQ. FT.
TOTAL	2,096 SQ. FT.
PERMITTED	0 SQ. FT.
REMAINING	0 SQ. FT.

FLOOR PLAN
 PLAN 1568
 "SAN MARINO COLLECTION"

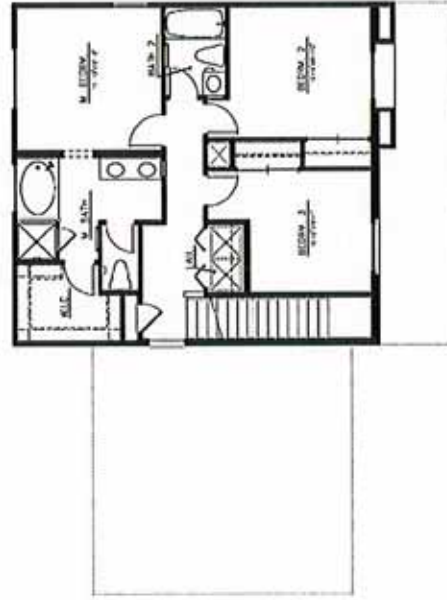
Kevin L. Crook Architect, Inc.
 1500 10th Street, Suite 100, San Francisco, CA 94103
 Phone: (415) 774-1000 Fax: (415) 774-1001
 www.kevinlucrook.com

R.S.I. Development
 R.S.I. 2003
 Date: 04.14.2003

SAN MARINO COLLECTION



FIRST FLOOR PLAN



SECOND FLOOR PLAN

AREA TABULATION

DESCRIPTION	AREA (SQ. FT.)
FIRST FLOOR AREA	1,000.00
SECOND FLOOR AREA	1,000.00
TOTAL AREA	2,000.00

"SAN MARINO COLLECTION"

PLAN 1621

R.S.I. Development
 1000 S. 10th St., Suite 100
 Phoenix, AZ 85001

Kevin L. Crook Architect, Inc.
 1000 S. 10th St., Suite 100
 Phoenix, AZ 85001
 Phone: (602) 944-1111
 Fax: (602) 944-1112
 www.kevinlucrook.com

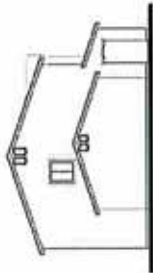
SAN MARINO COLLECTION



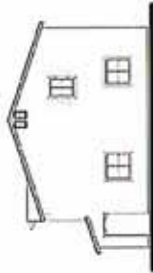
FRONT ELEVATION 'A'
"OLD HACIENDA"



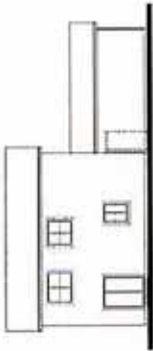
FRONT ELEVATION 'B'
"SANTA BARBARA"



LEFT ELEVATION 'A'



RIGHT ELEVATION 'A'



REAR ELEVATION 'A'



LEFT ELEVATION 'B'



RIGHT ELEVATION 'B'

"OLD HACIENDA"
 ROOF: 18" TYPE CONCRETE ROOF TILE
 WALLS: STUCCO
 FLOORS: 1/2" TILE
 DOOR: 6'0" x 8'0" WOOD
 WINDOW: 6'0" x 6'0" WOOD
 GARAGE DOOR: 12'0" x 7'0" WOOD
 PORCH: 4'0" x 6'0" WOOD
 TRUSS: 2" x 8" WOOD
 TRIM: 1" x 4" WOOD
 FINISH: STUCCO
 PAINT: WHITE
 LIGHTING: 150WATT
 ELECTRICAL: 150 AMP
 MECHANICAL: 150 AMP

"SANTA BARBARA"

ROOF: 18" TYPE CONCRETE ROOF TILE
 WALLS: STUCCO
 FLOORS: 1/2" TILE
 DOOR: 6'0" x 8'0" WOOD
 WINDOW: 6'0" x 6'0" WOOD
 GARAGE DOOR: 12'0" x 7'0" WOOD
 PORCH: 4'0" x 6'0" WOOD
 TRUSS: 2" x 8" WOOD
 TRIM: 1" x 4" WOOD
 FINISH: STUCCO
 PAINT: WHITE
 LIGHTING: 150WATT
 ELECTRICAL: 150 AMP
 MECHANICAL: 150 AMP

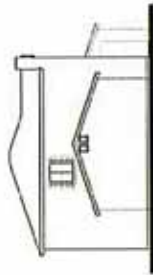
"SAN MARINO COLLECTION"

PLAN 1621

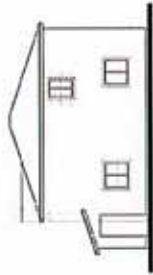
SAN MARINO COLLECTION



REAR ELEVATION 'C'



LEFT ELEVATION 'C'

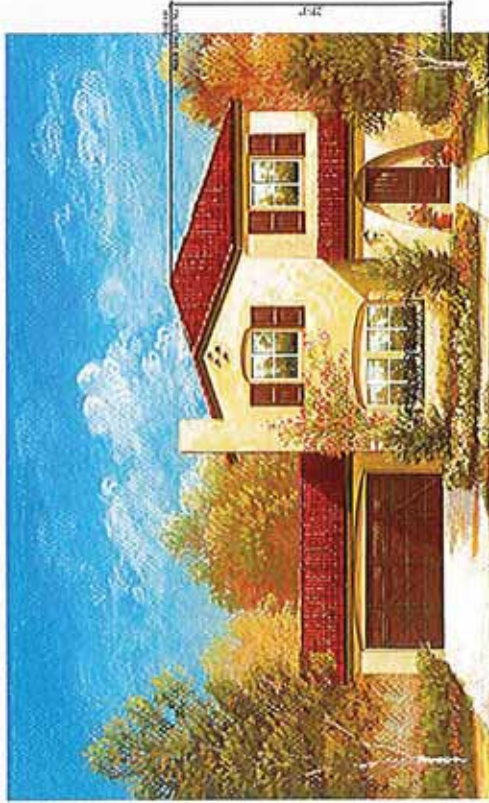


RIGHT ELEVATION 'C'

"SPRISH REJOUR"

PLAN
 FLOOR
 10' 0" x 10' 0"

"SPRISH REJOUR"
 1. 10' 0" x 10' 0" LOT
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 97. 10' 0" x 10' 0" LOT
 98. 10' 0" x 10' 0" LOT
 99. 10' 0" x 10' 0" LOT
 100. 10' 0" x 10' 0" LOT



FRONT ELEVATION 'C'
 "SPRISH REJOUR"

SAN MARINO COLLECTION



FLOOR PLAN
PLAN 1700

"SAN MARINO COLLECTION"

AREA TABULATION

CONSTRUCTION ITEM	1700 SQ. FT.	1700 SQ. FT.
FLOOR AREA	1700	1700
TOTAL DWELLING	1700	1700
ENCLOSURE AREA	1700	1700
ROOF	1700	1700
WALL	1700	1700
CEILING	1700	1700

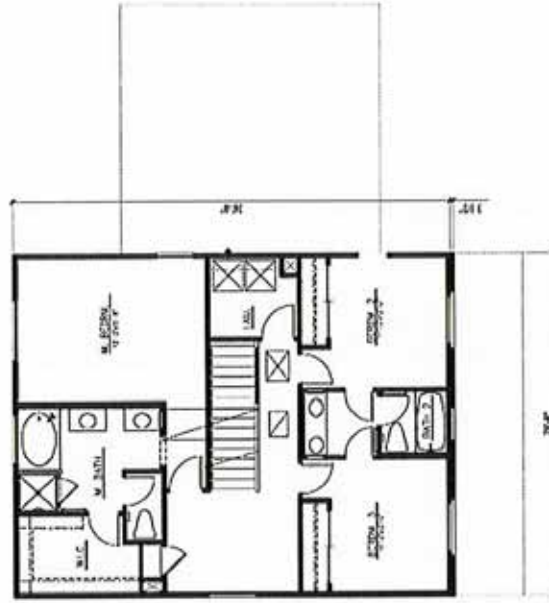
Kevin L. Crook Architect, Inc.
 1400 17th Ave. S.W., Suite 100, Denver, CO 80202
 Phone: (303) 733-1700 Fax: (303) 733-1708
 www.kevinlcrook.com

R.S.I. Development
 400 E. 17th Ave., Suite 100, Denver, CO 80202
 Phone: (303) 733-1700 Fax: (303) 733-1708

SAN MARINO COLLECTION



FIRST FLOOR PLAN



SECOND FLOOR PLAN

AREA TABULATION

EXTERIOR WALLS	148 SQ. FT.
INTERIOR WALLS	100 SQ. FT.
CEILING	148 SQ. FT.
FLOOR	148 SQ. FT.
TOTAL	544 SQ. FT.

EXTERIOR WALLS	148 SQ. FT.
INTERIOR WALLS	100 SQ. FT.
CEILING	148 SQ. FT.
FLOOR	148 SQ. FT.
TOTAL	544 SQ. FT.

PLAN 1968 "SAN MARINO COLLECTION"

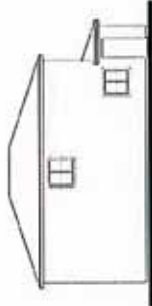
R.S.I. Development
 641 6905
 San Francisco, CA 94133

Kevin L. Crook Architect, Inc.
 1400 Broadway, Suite 1000, San Francisco, CA 94103
 (415) 774-1100

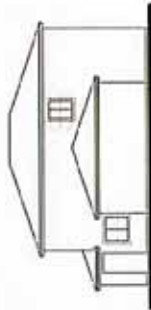
SAN MARINO COLLECTION



REAR ELEVATION 'C'



LEFT ELEVATION 'C'

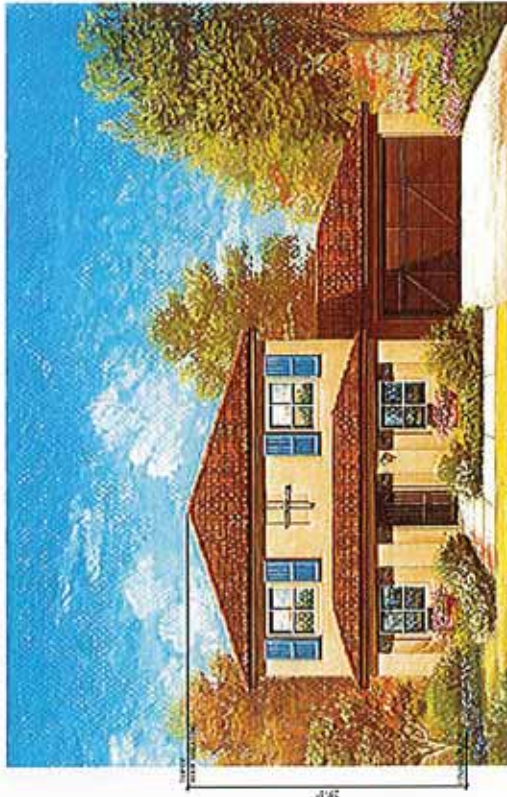


RIGHT ELEVATION 'C'



"SPRISH REBURL"

- ROOF: 5/12 PLYWOOD SHEATHING
- FASCIAS: 1x4
- TRIMS: 1x4
- WALLS: 5/8" STUCCO OVER 1/2" GYP. BOARD
- FLOORS: 1" PLYWOOD OVER 2" OSB
- CEILING: 5/8" STUCCO OVER 1/2" GYP. BOARD
- DOORS: 1 1/2" x 6" x 6" SLIP DOOR
- WINDOWS: 1 1/2" x 6" x 6" SLIP WINDOW
- SCREENS: 1/2" ALUMINUM
- SCREENS: 1/2" ALUMINUM



FRONT ELEVATION 'C'
"SPRISH REBURL"

PLAN 1968

"SAN MARINO COLLECTION"

R.S.I. Development
 Nov. 8, 2003
 Rev. 07-14, 2008

Kevin L. Crook, Architect, Inc. I
 1968 Beverly Hills Blvd., Suite 100
 Beverly Hills, CA 90212
 Phone: (310) 206-1000
 Fax: (310) 206-1001
 www.kevinlcrook.com

SAN MARINO COLLECTION

OLD HACIENDA



FASCINATION
PK. DRAGON OIL
SHUTTER

1



FASCINATION
PK. DRAGON OIL
SHUTTER

2



FASCINATION
PK. DRAGON OIL
SHUTTER

3

SANTA BARBARA



TRIM AT ENTRY
FASCINATION
PK. DRAGON OIL
SHUTTER

4



TRIM AT ENTRY
FASCINATION
PK. DRAGON OIL
SHUTTER

5



TRIM AT ENTRY
FASCINATION
PK. DRAGON OIL
SHUTTER

6

SPANISH REVIVAL



TRIM ACCENT
WOODGIFT IRON
FASCINATION
PK. DRAGON OIL
SHUTTER

7



TRIM ACCENT
WOODGIFT IRON
FASCINATION
PK. DRAGON OIL
SHUTTER








8



TRIM ACCENT
WOODGIFT IRON
FASCINATION
PK. DRAGON OIL
SHUTTER

9









PLANT PALETTE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
	ASM	ACACIA SMALLI	SWEET ACACIA	24" BOX	MULTI
	CDM	CERODIUM HYBRID 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	24" BOX	MULTI
	PL	RHUS LANCEA	AFRICAN SUMAC	24" BOX	MULTI
	SM	SCHINUS MOLLE	CALIFORNIA PEPPER	24" BOX	MULTI
	TPU	TPUANA TPU	TPU TREE	24" BOX	STANDARD
LARGE SHRUBS					
	CN	CASSIA NEMOPHILA	BUSHY SENNA	5 Gal	SUN
	LFR	LEUCOPHYLLUM LANOMANAE 'RIO BRAVO'	'RIO BRAVO' TM	5 Gal	SUN
	LRB	LEUCOPHYLLUM REVOLUTUM 'SIERRA MAGIC MIX'	'SIERRA MAGIC MIX' TM	5 Gal	SUN
	RUP	RUELLIA PENINSULARIS	RUELLIA	5 Gal	SUN / SHADE
	TP	THEVETIA PERUVIANA	YELLOW OLEANDER	5 Gal	SUN / SHADE
	XCC	KYLOSMA CONGESTUM 'COMPACTA'	DWARF KYLOSMA	5 Gal	SUN / SHADE
MEDIUM SHRUBS					
	BOP	BOUGAINVILLEA 'ROYAL PURPLE'	BUSH BOUGAINVILLEA	5 Gal	SUN
	ERI	BOUGAINVILLEA 'RASPBERRY ICE'	BOUGAINVILLEA	5 Gal	SUN
	USM	JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE	5 Gal	SUN
	LC	LANTANA 'CONFETTI'	DWARF LANTANA	5 Gal	SUN
	LR	LANTANA 'RADIATION'	LANTANA	5 Gal	SUN
	LZ	LEUCOPHYLLUM ZYGOPHYLLUM 'CARMARON'	'CARMARON' TM	5 Gal	SUN
	MEA	MUNILENERGIA LINDEMERI 'AUTUMN GLOW'	'AUTUMN GLOW' TM	1 Gal	SUN / SHADE
	MER	MUNILENERGIA CAPILLARIS 'REGAL MIST'	'REGAL MIST' TM	1 Gal	SUN
SMALL SHRUBS					
	CB	CARISSA G. 'BOXWOOD BEAUTY'	NATAL PLUM	5 Gal	SUN / SHADE
	PES	PENSTEMON SUPERBUS	SUPERB PENSTEMON	1 Gal	SUN / SHADE
	PEP	PENSTEMON PARRYI	PARRY'S PENSTEMON	1 Gal	SUN / SHADE
	RK	RUELLIA KATTI	RUELLIA	5 Gal	SHADE
	SG	SALVIA GRECCI	AUTUMN SAGE	5 Gal	SUN / SHADE
ACCENT PLANTS					
	CH	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	15 Gal	SUN
	CRV	CYCAS REVOLUTA	SAGO PALM	15 Gal	SHADE
	YP	YUCCA PENDULA	SOFT LEAF YUCCA	15 Gal	SUN
ESPALIER/VINES					
	BBK	BOUGAINVILLEA 'BARBARA KARST'	BOUGAINVILLEA	5 Gal	SUN
	ETD	BOUGAINVILLEA 'TEXAS DAWN'	BOUGAINVILLEA	5 Gal	SUN
	CI	CALLIANDRA INAEQUILATERA	PINK POWDER PUFF	5 Gal	SHADE
	RSB	ROSA 'BANKSAE'	LADY BANKS ROSE	5 Gal	SUN / SHADE
	TEC	TECOMARIA CAPENSIS	CAPE HONEYSUCKLE	5 Gal	SUN / SHADE
GROUND COVER					
	CGP	CARISSA G. 'PROSTRATA'	FROSTRATE NATAL PLUM	1 Gal	SUN / SHADE
	CHM	CHRYSACTINA MEXICANA	DIAMANTA	1 Gal	SUN / SHADE
	LAM	LANTANA MONTEVIDENSIS	PURPLE PROS. LANTANA	1 Gal	SUN
	LNG	LANTANA 'NEW GOLD'	SPREADING YELLOW LANTANA	1 Gal	SUN
	OBM	OENOTHERA BERLANDERI	MEXICAN PRIMROSE	1 Gal	SUN
	ROI	ROSMARINUS OFFICINALIS 'PENE'	ROSEMARY	1 Gal	SUN
	WT	WEDELIA TRILOBATA	WEDELIA	1 Gal	SUN / SHADE
	DO	DESERT DUST - 2' DEPTH COVER AREA COMPLETELY			
	LAWN	HYBRID BERMAUDA 'TPWAY GREEN' SOG - OVERSEED WITH PERENNIAL RYE DURING WINTER			
	HDR	2' X 4' REDWOOD HEADER			

Typical Front Yard Landscape

Aliante Tract 33293 Indio, California

PLANT LEGEND

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	QUANTITY PLAN 1 / 2 / 3 / 4	ADD'L. QUANTITY CORNER LOT
TREES					
				1 per lot	3 per corner lot
	24" BOX	ACACIA SMALLII	GUEST ACACIA		
	24" BOX	GERANIUM 'DESERT PUEBLO'	PALO VERDE		
	24" BOX	RUBUS LANCEA	AFRICAN SIMAC		
	24" BOX	SCHEUCHZERIA MOLLE	CALIFORNIA PEPPER		
	24" BOX	TIPUNA TIPU	TIPU TREE		
LARGE SHRUBS					
				3 / 6 / 5 / 5	10
	5 GAL	CASSIA NEMOPHILA	BUSHY SENNA		
	5 GAL	LEUCOPHYLLUM L. 'RIO BRAVO'	RIO BRAVO SAGE		
	5 GAL	LEUCOPHYLLUM L. 'SIERRA MAGIC'	SIERRA MAGIC SAGE		
	5 GAL	RUELLIA PENNULARIS	RUELLIA		
	5 GAL	THEVETIA FERUVIANA	YELLOW CELANDER		
	5 GAL	XYLOPIA C. 'COMPACTA'	SHINY XYLOPIA		
MEDIUM SHRUBS					
				5 / 1 / 10 / 2	3
	5 GAL	BOUGANVILLEA 'ROYAL PURPLE'	BOUGANVILLEA		
	5 GAL	BOUGANVILLEA 'RASPBERRY ICE'	BOUGANVILLEA		
	5 GAL	JUSTICIA SPICIOSA	MEXICAN HONEYBUCKLE		
	5 GAL	LANTANA 'CONFETTI'	LANTANA		
	5 GAL	LANTANA 'RADIATION'	LANTANA		
	5 GAL	LEUCOPHYLLUM L. 'SIERRA MAGIC'	SIERRA MAGIC SAGE		
	1 GAL	MULLENBERGIA L. 'AUTUMN GLOW'	AUTUMN GLOW GRASS		
	1 GAL	MULLENBERGIA C. 'REGAL MIST'	'REGAL MIST' PINK MIMBLY		
SMALL SHRUBS					
				15 / 11 / 5 / 9	-
	5 GAL	CARISSA M. 'BOXWOOD BEAUTY'	'BOXWOOD BEAUTY' NATAL PLUM		
	1 GAL	PENSTEMON PARRYI	PARRY'S PENSTEMON		
	1 GAL	PENSTEMON SUPERBUS	SUPERB PENSTEMON		
	5 GAL	RUELLIA 'KATE'	KATE'S RUELLIA		
	5 GAL	SALVIA GREGGII	AUTUMN SAGE		
ACCENT SHRUBS					
				5 / 5 / 5 / 5	-
	5 GAL	CYCAS REVOLUTA	SAGO PALM		
	5 GAL	HESPERALOE PARVIFLORA	RED YUCCA		
	5 GAL	YUCCA RECURVIFOLIA	PENDULOUS YUCCA		
GROUND COVERS					
				21 / 15 / 21 / 15	11
	1 GAL	CARISSA M. 'GREEN CARPET'	GREEN CARPET NATAL PLUM		
	1 GAL	CHRYSAECTHIA MEXICANA	DAMAZITA DAISY		
	1 GAL	LANTANA MONTEVIDEOSIS	SPREADING PURPLE LANTANA		
	1 GAL	LANTANA 'NEW GOLD'	SPREADING YELLOW LANTANA		
	1 GAL	ROSMARINUS O. 'PROSTRATUS'	TRAILING ROSEMARY		
	1 GAL	SEDIELIA TRILOBATA	SEDIELIA		
ESPALES / VINES					
				- / - / 1 / -	4
	5 GAL	BOUGANVILLEA 'BARBARA KARST'	BOUGANVILLEA		
	5 GAL	ROSIERA RICASOLIANA	PINK TRUMPET VINE		
	5 GAL	ROSA BANKSIAS	LADY BANK'S ROSE		
	5 GAL	TECOPHERIA CAMPENSIS	CAPE HONEYBUCKLE		
	500	CYNODON HYBRIDUS	BERTOLDA GRASS		

NOTE: ALL LANDSCAPED AREAS TO RECEIVE 3" DEEP CRUSHED ROCK MULCH - 3/4" IN SIZE
MATERIAL: 'INDIAN RED'
SUPPLIER: SOUTHWEST BOULDER
PHONE: 760-347-1010

NOTE: GRASSES TO BE SELECTED SO THAT THERE IS A DIFFERENTIATION FROM LOT TO LOT

ALIANTE

07/29/09



Botanical Name: *Acacia smallii*

Common Name: Sweet Acacia

Plant Type: Tree

Plant Size: 12-25'

Flower Color: Yellow

Sun: Full sun

Water: Drought tolerant Light water

Soil Type: All soils Average soil Poor soil Well-drained soil Neutral pH Basic pH

Spring, masses of fragrant yellow-orange puff balls. Extremely tough tree, growing in nearly any situation. Moderate size, fast growth rate & attractive vase shaped form but messy. Remove basal suckers to force trunks. Dark brown seed pods can be nuisance. Winter deciduous with cold. Cold hardy forms need to be used in cold areas. Hardier forms bloom spring. Spiny. Dense shade.

Habit: Round Vase

Leaf Color: Green Light green

Flower Season: Spring



Botanical Name: *Cercidium 'Desert Museum'*

Common Name: Desert Museum Palo Verde

Plant Type: Tree

Plant Size: 12-25'

Flower Color: Yellow

Sun: Full sun

Water: Drought tolerant Light water

Soil Type: All soils Average soil Poor soil Well-drained soil Neutral pH Basic pH

Striking, generally multi-trunked tree to 25' tall and wide. Three-way cross between *P. aculeata*, *P. microphyllum*, and *P. floridum*. Plants are thornless, and produce abundant clusters of yellow flowers in the spring.

Habit: Broad

Leaf Color: Green Light green

Flower Season: Spring



Botanical Name: *Rhus lancea*

Common Name: African Sumac

Plant Type: Tree

Plant Size: 12-25'

Flower Color: n/a

Sun: Full sun

Water: Light water

Soil Type: Clay soil Loam soil Rocky soil Average soil Well-drained soil Dry soil Neutral

This small, evergreen tree grows slowly to 25' and exhibits an open, spreading habit. Its leaves are dark green, glossy, and divided into 3 willow-like leaflets 4"-5" long. The bark has a dark red color. The tree has males and females. It often has a drooping habit and is prone to Texas Root Rot.

Habit: Broad

Leaf Color: Green

Flower Season: n/a



Botanical Name: *Schinus molle*

Common Name: California Pepper, Mission Pepper

Plant Type: Tree

Plant Size: 12-25' 25-40'

Flower Color: n/a

Sun: Full sun

Water: Drought tolerant

Soil Type: All soils Poor soil Neutral pH

The California Pepper is a fast growing evergreen tree that will mature to a height of 25'-40' and as wide. Its bright green leaves are divided into many narrow, 1.5"-2" long leaflets.

Habit: Broad Weeping

Leaf Color: Light green

Flower Season: n/a

ALIANTE

07/29/09



Botanical Name: *Tipuana tipu*

Common Name: Tipu Tree, Rosewood

Plant Type: Tree

Plant Size: 25-40'

Flower Color: Gold Yellow

Sun: Full sun

Water: Medium water

Soil Type: Sandy soil Loam soil Average soil Poor soil Well-drained soil Moist soil Dry soil

This single or multi-trunked tree will grow 25'-50' high and has swaying, light green leaves with yellow blooms. It does well in dry soil and full sun.

Habit: Arching Broad Round Upright

Leaf Color: Green Light green

Flower Season: Summer



Botanical Name: *Bougainvillea 'Royal Purple'*

Common Name: Bougainvillea, Royal Purple

Plant Type: Shrub Vine

Plant Size: 3-6'

Flower Color: Blue Purple

Sun: Full sun Half sun

Water: Light water

Soil Type: All soils Average soil Well-drained soil Neutral pH

This evergreen "shrubby vine" will grow 3-6' tall and just as wide. It has green leaves with bluish/purple flowers that bloom intermittently during spring, summer, and fall.

Habit: Mound

Leaf Color: Green

Flower Season: Intermittent



Botanical Name: *Carissa macrocarpa*

Common Name: Natal Plum

Plant Type: Shrub

Plant Size: 1-3'

Flower Color: White

Sun: Full sun Half sun

Water: Medium water Extra summer water

Soil Type: All soils Average soil Neutral pH

The Natal Plum can be grown as a foliage plant or a flowering plant, and the flowers bloom intermittently with red fruit. The flowers must be pollinated by hand placed where bees can reach them in order to produce fruit.

Habit: Upright

Leaf Color: Dark green

Flower Season: Spring Summer



Botanical Name: *Cycas revoluta*

Common Name: Sago Palm

Plant Type: Palm

Plant Size: 1-3' 3-6' 6-12'

Flower Color: n/a

Sun: Half sun Shade

Water: Medium water Extra summer water

Soil Type: Loam soil Average soil Rich soil Well-drained soil Neutral pH

Sago Palm resembles small palms; it is evergreen. It can slowly grow to 10'. It is used for a tropical effect and also looks great in planters. In the low desert, light shade and additional moisture are best. Side sprouts can form multi-trunked individuals. Apply fertilizer at leaf expansion. This plant has few pests.

Habit: Arching

Leaf Color: Green

Flower Season: n/a

ALIANTE

07/29/09



Botanical Name: *Hesperaloe parviflora*

Common Name: Red Yucca

Plant Type: Shrub Grass Succulent

Plant Size: 1-3'

Flower Color: Red

Sun: Full sun

Water: Light water

Soil Type: All soils Average soil Poor soil Well-drained soil Dry soil Neutral pH Basic pH

This spectacular succulent is wonderful for a desert garden, with rosettes of gray green leaves to about 3'-4' tall and 6' wide. Red flower stalks emerge during spring and remain on the plant until the end of summer. This shrub will spread to form a crowded grass-like clump. This evergreen shrub is drought resistant but will appear better and bloom longer with added moisture. It does well in full sun, reflected

Habit: Arching Mound

Leaf Color: Grey green Grey

Flower Season: Spring Summer



Botanical Name: *Justicia spicigera*

Common Name: Mexican Honeysuckle

Plant Type: Shrub

Plant Size: 3-6'

Flower Color: Orange Red

Sun: Full sun Half sun Shade

Water: Light water

Soil Type: Sandy soil Loam soil Average soil Poor soil Well-drained soil Neutral pH Basic

Evergreen shrub grows quickly to 6' x 6'. Leaves are fuzzy and velvety. Flowers borne in clusters of bright orange to reddish orange and nearly year round in warmer areas, during warm months in colder. Needs well drained soil. Pruning will induce bushiness. Attracts hummingbirds. Accepts full sun but prefers light shade. Works well under the canopy of trees. Native to Mexico into South America.

Habit: Upright

Leaf Color: Green

Flower Season: Constant



Botanical Name: *Lantana 'Confetti'*

Common Name: Confetti Lantana

Plant Type: Shrub Ground cover

Plant Size: 1-3' 3-6'

Flower Color: Pink Purple Yellow

Sun: Full sun Half sun

Water: Drought tolerant Light water Extra summer water

Soil Type: All soils Average soil Rich soil Poor soil Well-drained soil Neutral pH Basic pH

Lower growing variety with clusters of yellow, pink, and purple flowers.

Habit: Prostrate

Leaf Color: Dark green Green

Flower Season: Constant



Botanical Name: *Lantana 'Radiation'*

Common Name: Radiation Lantana

Plant Type: Shrub

Plant Size: 3-6'

Flower Color: Orange Red

Sun: Full sun Half sun

Water: Light water

Soil Type: All soils Poor soil Neutral pH

This shrub will grow 3'-6' tall and has small, dark green leaves with orange and red flowers. It may freeze back in colder climates.

Habit: Upright

Leaf Color: Dark green

Flower Season: Constant

ALIANTE

07/29/09



Botanical Name: *Leucophyllum langmaniae* 'Rio Bravo'

Common Name: Rio Bravo Leucophyllum

Plant Type: Shrub

Plant Size: 3-6'

Flower Color: Lavender Purple

Sun: Full sun

Water: Light water

Soil Type: All soils Average soil Poor soil Well-drained soil Neutral pH Basic pH

Similar in appearance to Chihuahuan sage but maintains tight rounded form without pruning. Forms a dense mound 5' by 5'. Foliage slightly richer green than Chihuahuan providing a more lush appearance. Lavender flowers but not profuse. The plant is smaller than Green Cloud.

Habit: Round

Leaf Color: Green

Flower Season: Fall



Botanical Name: *Leucophyllum revolutum* 'Houdini'

Common Name: Houdini Highland Sage

Plant Type: Shrub

Plant Size: 3-6'

Flower Color: Purple

Sun: Full sun

Water: Drought tolerant Light water

Soil Type: All soils Average soil Poor soil Well-drained soil Neutral pH Basic pH

Collected at higher elevations in Mexico so is especially well-suited to colder climates. Completely evergreen in Phoenix and blooms later than the other species preferring cooler fall weather. Texture is different being succulent. Leaves are light green and have the texture of rosemary. Blooms profusely in fall with large, medium purple flowers. Grows slowly to 4' by 4-5'.

Habit: Round

Leaf Color: Green Light green

Flower Season: Summer Fall



Botanical Name: *Leucophyllum zygophyllum* 'Cimarron'

Common Name: Blue Ranger

Plant Type: Shrub

Plant Size: 1-3'

Flower Color: Blue Lavender

Sun: Full sun

Water: Light water

Soil Type: All soils Average soil Poor soil Well-drained soil Neutral pH Basic pH

This is a petite selection topping out at 3' x 3'. Softer silhouette than 'Thundercloud', grey-green foliage, blue flowers. Sometimes called Blue Ranger. Easily identified by the distinctive cupped leaves. Less likely to rot out than 'Thundercloud'. Flowers are bell shaped with a slight lavender fragrance. Found on rocky limestone caliche at 4-6900' in Mexico. It is drought tolerant and best with

Habit: Round

Leaf Color: Grey Silver

Flower Season: Intermittent



Botanical Name: *Muhlenbergia capillaris* 'Regal Mist'

Common Name: Pink Muhly Regal Mist

Plant Type: Shrub Grass

Plant Size: 3-6'

Flower Color: Pink

Sun: Full sun

Water: Medium water

Soil Type: All soils Average soil Poor soil Well-drained soil Neutral pH Basic pH

Fast growing grass forms 3' dense rosette. During bloom period in fall, a haze of frothy deep pink flowers cover the plant. Small clump grass with narrow glossy green leaves. It will go dormant in the winter and should be cut to ground in spring. Accepts full sun, reflected sun or light shade. Native to eastern Texas.

Habit: Mound Round Upright

Leaf Color: Green

Flower Season: Fall

ALIANTE

07/29/09



Botanical Name: *Muhlenbergia lindheimeri* 'Autumn Glow'

Common Name: Muhly Autumn Glow

Plant Type: Grass

Habit: Irregular Mound

Plant Size: 3-6'

Leaf Color: Green Light green

Flower Color: Yellow

Flower Season: Fall

Sun: Full sun Half sun

Water: Medium water

Soil Type: All soils Average soil Rich soil Poor soil Well-drained soil Neutral pH Basic pH
Narrow light green leaves form a dense mound 5'. Tall spikes of light yellow flowers appear during the fall months. Very adaptable, tolerates full sun to almost full shade and most soil types. Good for retention basins or periodic flooding. Native to Texas and New Mexico.



Botanical Name: *Penstemon parryi*

Common Name: Parry's Penstemon

Plant Type: Perennial

Habit: Irregular Upright

Plant Size: 1-3'

Leaf Color: Blue green

Flower Color: Pink

Flower Season: Spring

Sun: Full sun Half sun

Water: Light water Medium water

Soil Type: Sandy soil Clay soil Rocky soil Average soil Poor soil Well-drained soil Neutral
This perennial grows at a moderate rate to 1-1/2' x 1-1/2'. Blue-green leaves form a rosette at the base of the plant. Hot pink flowers appear on spike in the spring. Reseeds easily. Accepts full sun or partial shade. Plant in fall for spring flowers. Attracts hummingbirds. Tender perennial at higher elevations. Native to southern Arizona and Sonora.



Botanical Name: *Penstemon superbus*

Common Name: Red Rose Penstemon

Plant Type: Shrub Perennial Biennial

Habit: Mound Upright

Plant Size: 1-3'

Leaf Color: Green Blue green

Flower Color: Pink Red

Flower Season: Spring

Sun: Full sun Half sun

Water: Light water Extra summer water

Soil Type: Sandy soil Loam soil Rocky soil Average soil Poor soil Well-drained soil Neutral
Red Rose Penstemon has vivid coral flowers along 3' stalks bloom from April to May. Leaves are blue green, 4" long, and 1.5" wide. The foliage is often purplish.



Botanical Name: *Ruellia brittoniana* 'Katie'

Common Name: Katie Ruellia

Plant Type: Ground cover

Habit: Mound

Plant Size: 1-3'

Leaf Color: Dark green

Flower Color: Pink Purple White

Flower Season: Spring Summer

Sun: Full sun Half sun Shade

Water: Light water

Soil Type: All soils Average soil Rich soil Poor soil Well-drained soil Moist soil Neutral pH
A refined ground cover that grows at a moderate rate to 1' x 2'. Narrow dark green leaves. Accepts full sun or partial shade. 2-inch purple flowers appear spring to fall. Great for small areas.

ALIANTE

07/29/09



Botanical Name: *Ruellia peninsularis*

Common Name: Baja Ruellia

Plant Type: Shrub

Plant Size: 3-6'

Flower Color: Purple

Sun: Full sun

Water: Light water

Soil Type: Sandy soil Clay soil Loam soil Rocky soil Average soil Poor soil Well-drained

Evergreen rounded shrub grows at a moderate rate to 3' x 4'. Purple bell shaped flowers 1" across spring to fall. Small medium green leaves. In frost free areas, this is a low maintenance shrub. Full sun for best form but tolerates some shade. Attracts hummingbirds and butterflies. Native to southern Baja California and Sonora.

Habit: Round

Leaf Color: Green

Flower Season: Summer



Botanical Name: *Salvia greggii*

Common Name: Autumn or Texas Sage

Plant Type: Perennial

Plant Size: 1-3'

Flower Color: Pink Red White

Sun: Full sun Half sun

Water: Light water Medium water

Soil Type: All soils Average soil Well-drained soil Basic pH

Evergreen sprawling shrub grows quickly to 2' x 2'. Red pink or white flowers appear in spring and fall. Prefers filtered shade in Phoenix. Attracts hummingbirds.

Habit: Mound Upright

Leaf Color: Green

Flower Season: Spring Fall



Botanical Name: *Senna nemophila*

Common Name: Green Cassia

Plant Type: Shrub

Plant Size: 3-6'

Flower Color: Gold Yellow

Sun: Full sun Half sun

Water: Drought tolerant Light water Extra summer water

Soil Type: All soils Average soil Poor soil Well-drained soil Neutral pH Basic pH

This is a hardy, evergreen shrub that will grow to 5-6' tall and wide. The green foliage of this plant differentiates it from other cassias. Abundant clusters of yellow flowers appear from late winter to spring.

Habit: Round

Leaf Color: Dark green Green

Flower Season: Winter Spring



Botanical Name: *Thevetia peruviana*

Common Name: Yellow-Oleander, Lucky Nut

Plant Type: Tree Shrub

Plant Size: 6-12'

Flower Color: Orange Yellow

Sun: Full sun Half sun

Water: Medium water

Soil Type: All soils Average soil Rich soil Well-drained soil Dry soil Neutral pH

This shrub or small tree will grow 15'-30' high and has shiny green leaves accented by yellow apricot flowers. It does well with medium watering and thrives in full hot sun.

Habit: Irregular Round

Leaf Color: Light green

Flower Season: Spring Summer

ALIANTE

07/29/09



Botanical Name: *Xylosma congestum*
Common Name: Xylosma, Glossy Xylosma

Plant Type: Shrub
Plant Size: 3-6' 6-12'
Flower Color: n/a
Sun: Full sun Half sun

Water: Light water
Soil Type: All soils Average soil Acid pH

Habit: Broad
Leaf Color: Light green
Flower Season: n/a

This medium sized, mounding evergreen shrub with lustrous yellow green foliage produces new growth that is tinted rosy red. It has a growth habit that is loose, graceful and spreading.



Botanical Name: *Yucca recurvifolia*
Common Name: Recurved Yucca

Plant Type: Shrub
Plant Size: 6-12'
Flower Color: White
Sun: Full sun Half sun

Water: Light water
Soil Type: All soils Average soil Well-drained soil Neutral pH

Habit: Irregular Upright
Leaf Color: Blue green
Flower Season: Spring

This evergreen shrub is part of the Agave family and reaches 6'-10' tall. It has distinctive blue gray leaves that bend sharply downward. It blooms with white flowers on 3'-5' tall spikes in late spring and early summer. Leaf tips have spines but they bend and do not cause injury.



Botanical Name: *Chrysactinia mexicana*
Common Name: Damianita

Plant Type: Shrub Ground cover
Plant Size: 1-3'
Flower Color: Yellow
Sun: Full sun

Water: Light water
Soil Type: All soils Average soil Poor soil Well-drained soil Neutral pH Basic pH

Habit: Mound
Leaf Color: Dark green
Flower Season: Spring Fall

This mounding groundcover grows slowly to 2' x 2'. Golden yellow daisylike flowers appear in spring and fall. The yellow flowers against the aromatic dark green foliage makes it a colorful accent. Good for courtyards. Resembles turpentine bush but has longer bloom period. Needs good drainage. Periodic pruning will induce flowering. Accepts reflected sun. It is a slow grower so be patient.



Botanical Name: *Lantana 'New Gold'*
Common Name: New Gold Trailing Lantana

Plant Type: Shrub Ground cover
Plant Size: 1-3'
Flower Color: Gold Yellow
Sun: Full sun Half sun

Water: Medium water
Soil Type: All soils Average soil Poor soil Well-drained soil Neutral pH Basic pH

Habit: Mound Prostrate
Leaf Color: Dark green Green
Flower Season: Constant

Evergreen groundcover forms a dark green mound 18" x 3'. Another reliable bloomer on and off throughout the year. Provides wonderful golden flowers, and benefits from deep, infrequent watering and some pruning. Attracts butterflies. May suffer some frost damage but will recover quickly. Very root hardy.

ALIANTE

07/29/09



Botanical Name: *Lantana montevidensis*

Common Name: Trailing Lantana

Plant Type: Ground cover

Plant Size: 1-3'

Flower Color: Purple

Sun: Full sun Half sun

Water: Light water

Soil Type: All soils Average soil Poor soil Well-drained soil Dry soil Neutral pH Basic pH

Lavender flowers accent the trailing growth habit of this Lantana. It is excellent for spilling over walls or down banks. Eventually, it will reach about 2' tall by 6' wide; size is controlled by pruning and severity of winter. It does best in full sun and is drought tolerant. It grows rapidly, even in heat, smog and poor soil. It is cold hardy to 25 degrees F, but recovers quickly. Fruit is poisonous. Butterflies are

Habit: Mound Prostrate

Leaf Color: Dark green Green

Flower Season: Constant



Botanical Name: *Rosmarinus officinalis* 'Prostratus'

Common Name: Prostrate Rosemary

Plant Type: Shrub Ground cover Herb

Plant Size: 1-3'

Flower Color: Blue

Sun: Full sun

Water: Light water

Soil Type: All soils Average soil Poor soil Well-drained soil Dry soil Neutral pH

The 'Prostratus' grows to a height of 2'-3' with a spread to 8'. Its flowers are pale, lavender blue in color; the leaves are needle-like with a dark, blue-green color. This plant makes a good groundcover, and its leaves can be used as seasoning in cooking. It has very aromatic leaves.

Habit: Mound Prostrate

Leaf Color: Dark green

Flower Season: Winter Spring Summer



Botanical Name: *Wedelia trilobata*

Common Name: Yellow Dot

Plant Type: Ground cover

Plant Size: 1-3'

Flower Color: Yellow

Sun: Full sun Half sun Shade

Water: Medium water

Soil Type: Sandy soil Loam soil Rich soil Poor soil Well-drained soil Neutral pH Basic pH

Groundcover that quickly reaches 1-1/2' x 6'. Yellow daisylike flowers appear spring to summer. Good in containers. Accepts full sun to full shade. Great groundcover for northern exposures or those densely shaded. Blooms better in full sun. Quite frost tender but recovers quickly. Leaves may irritate skin. Can be invasive if not controlled. Native to Central and South America.

Habit: Prostrate

Leaf Color: Green

Flower Season: Spring Summer



Botanical Name: *Bougainvillea* 'Barbara Karst'

Common Name: Bougainvillea, Barbara Karst

Plant Type: Shrub Vine

Plant Size: 25-40'

Flower Color: Red

Sun: Full sun Half sun

Water: Light water

Soil Type: Sandy soil Loam soil Rocky soil Average soil Well-drained soil Neutral pH

The large amount of flamboyant color on this species creates a wonderful accent in a garden. Varieties can be in bush or vine form; colors vary. Once established, they tend to be carefree. All varieties are susceptible to frost damage. The 'Barbara Karst' variety blooms bright red in full sun; more crimson if in shade. It blooms early and long.

Habit: Twining

Leaf Color: Green

Flower Season: Intermittent

ALIANTE

07/29/09



Botanical Name: *Podranea ricasoliana*

Common Name: Pink Trumpet Vine

Plant Type: Vine

Plant Size: 12-25'

Flower Color: Pink

Sun: Full sun Half sun

Water: Medium water

Soil Type: Sandy soil Loam soil Average soil Rich soil Well-drained soil Neutral pH

Semi-evergreen vine grows at a moderate rate to 20' x 10'. Showy pink clusters of trumpet shaped flowers appear late summer to fall. Flowers are lightly fragrant. Accepts full sun to partial shade. Native to South Africa.

Habit: Arching Broad

Leaf Color: Green

Flower Season: Summer Fall



Botanical Name: *Rosa banksiae*

Common Name: Lady Banks' Rose

Plant Type: Vine

Plant Size: 6-12' 12-25'

Flower Color: Yellow

Sun: Full sun Half sun

Water: Light water Medium water

Soil Type: All soils Average soil Rich soil Well-drained soil Dry soil Neutral pH

Lady Bank's Rose is a vigorous climbing vine that will grow to 20' or more. It has glossy, leathery green leaves with large showy clusters of small yellow flowers that bloom in spring. It is essentially thornless and is a good cover for walls, fences or an arbor.

Habit: Arching

Leaf Color: Dark green

Flower Season: Spring



Botanical Name: *Tecoma capensis*

Common Name: Cape Honeysuckle

Plant Type: Shrub Ground cover Vine

Plant Size: 6-12'

Flower Color: Orange Red

Sun: Full sun Half sun

Water: Light water

Soil Type: Clay soil Average soil Well-drained soil Neutral pH

The Cape Honeysuckle is an evergreen shrub that grows to 8' tall with pruning, or a vine that reaches 20' with support. The leaflets are shiny green, and the fall-winter flowers are orange and tubular shaped. This shrub can tolerate sun or part shade, heat, wind, and salt air. The Cape Honeysuckle is drought tolerant and attracts hummingbirds.

Habit: Irregular Upright

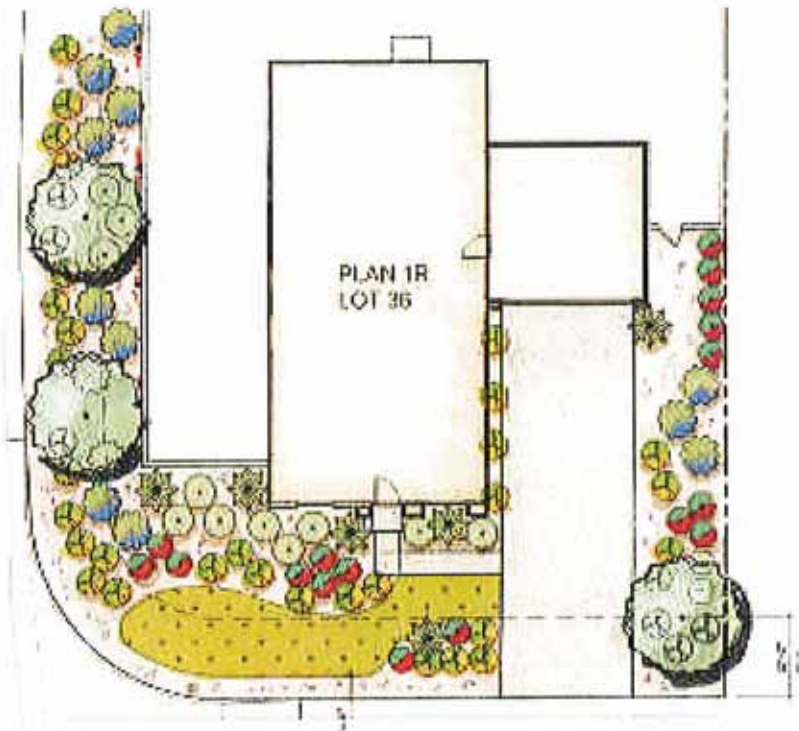
Leaf Color: Dark green

Flower Season: Winter Summer Fall

Typical Front Yard Landscape

Aliante

Tract 33293 Indio, California



PLAN 1R

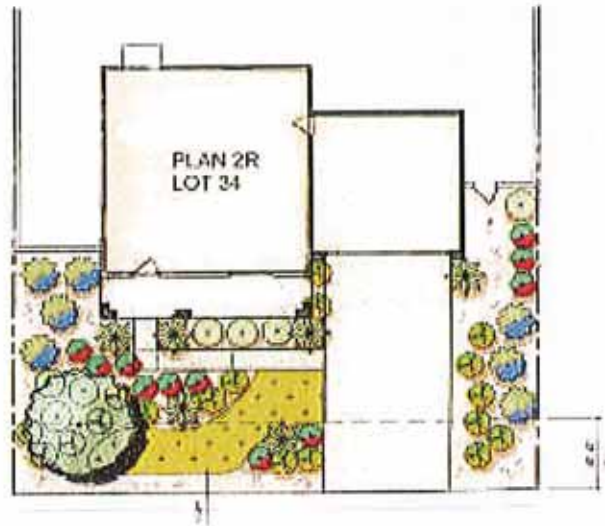
CORNER LOT

LOT 36

Typical Front Yard Landscape

Aliante

Tract 33293 Indio, California



PLAN 2R

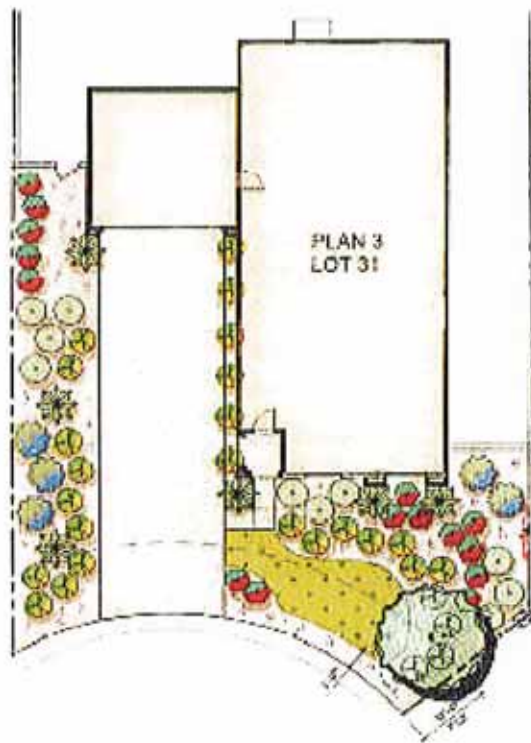
STANDARD LOT

LOT 34

Typical Front Yard Landscape

Aliante

Tract 33293 Indio, California



PLAN 3

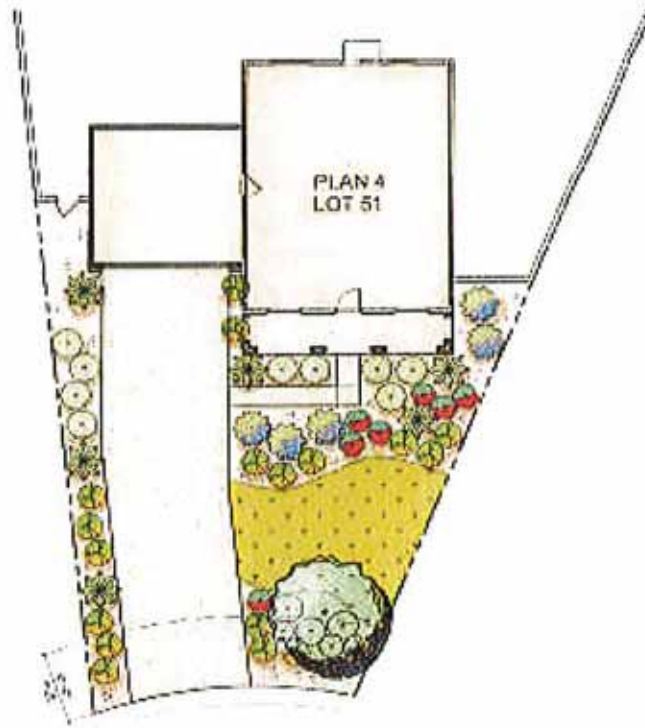
CUL-DE-SAC

LOT 31

Typical Front Yard Landscape

Aliante

Tract 33293 Indio, California



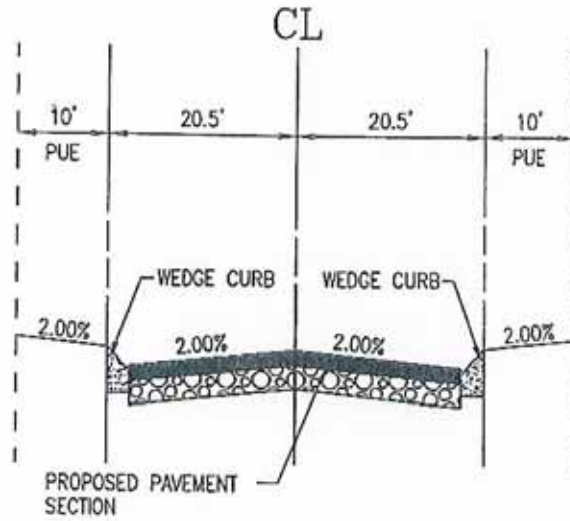
PLAN 4

KNUCKLE LOT

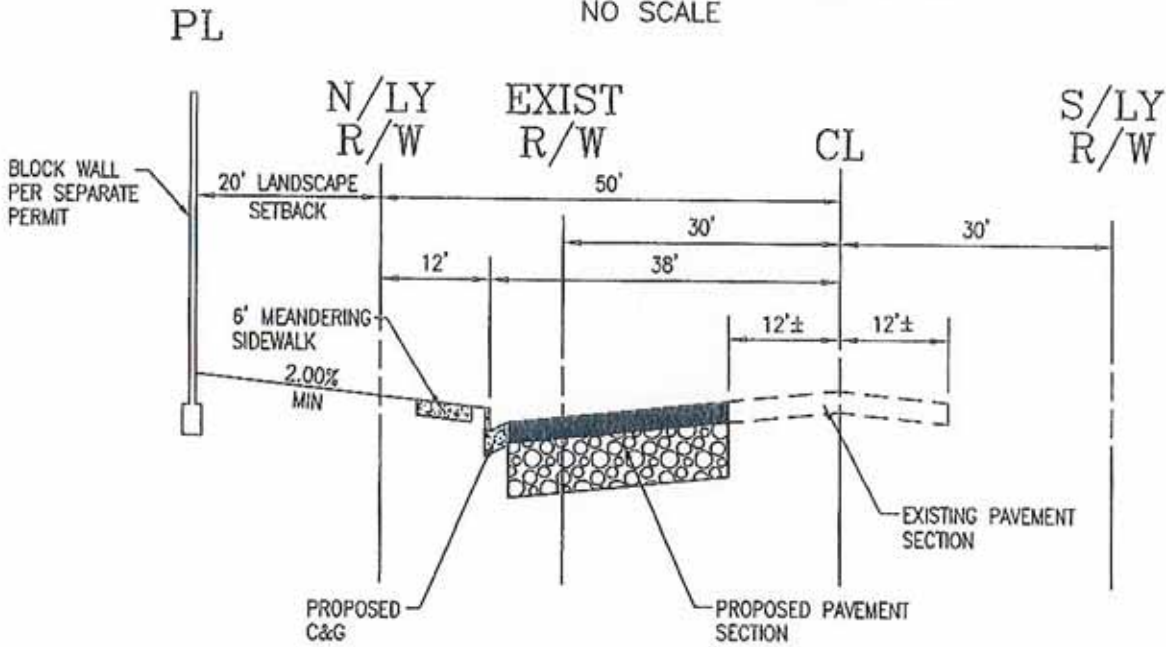
LOT 51

ALIANTE - TR 33293

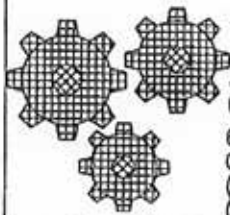
FAMILY DEVELOPMENT - 73081 Fred Waring Dr, Palm Desert, CA 92260 (760) 980-8989



TYPICAL SECTION
PRIVATE INTERIOR STREETS
NO SCALE



TYPICAL SECTION
AVENUE 44
NO SCALE



NAI
Consulting

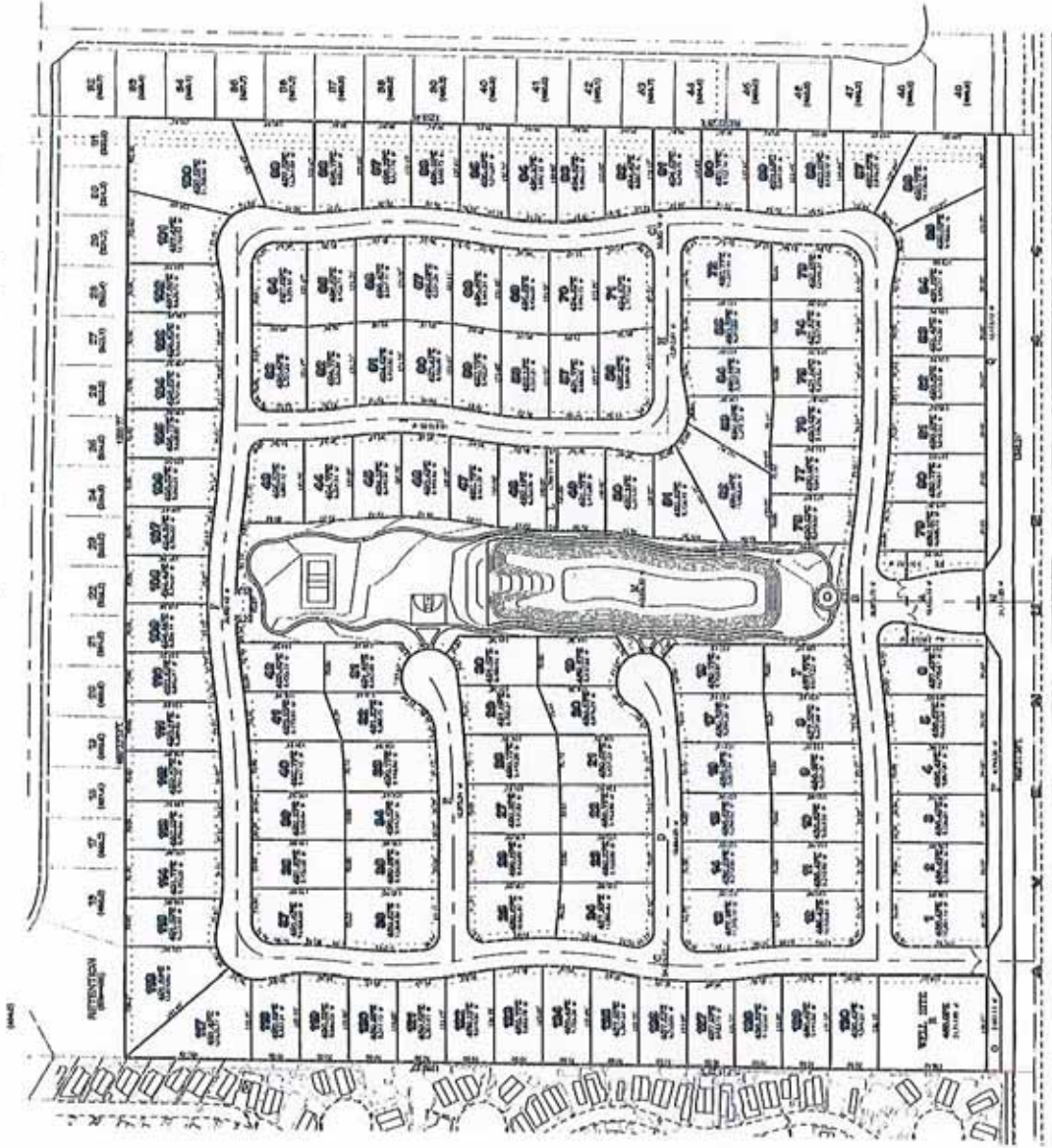
68-955 Adelina Road
Cathedral City, CA 92234
(760) 323-5344
(760) 323-5699 (fax)

Civil Engineering
Traffic Engineering
Project Management
Contract Administration

CROSS SECTIONS

ALLIANTE - TRACT 33293

FAMILY DEVELOPMENT - 73081 Fred Waring Drive, Palm Desert, CA 92260, (760) 980-8989



GRAPHIC SCALE



NAINAI
Consulting

8400 Avenue Road
Palm Desert, CA 92260
(760) 333-2882 (fax)



TRACT 33293
**PROPOSED
 PHASING PLAN**
Aliante

SEPTEMBER 30, 2009

PHASING LOT SUMMARY		
PHASE NUMBER	LOT TOTAL	LOT NUMBERS
MODELS	4	9-12
1	23	55, 67-74, 83-96
2	20	43-54, 56-63
3	24	39-42, 64-66, 97-113
4	24	114-123, 25-38
BUILDOUT	23	1-2, 7-8, 13-24, 124-130
TOTAL	118	



ROME
 PLANNING & DESIGN
 949 855-6370