

Approved Tentative Tract Maps

TENTATIVE TRACT NO.	TOTAL LOTS	Unrecorded Lots	Undeveloped (Recorded)	APN	APPLICANT	DESCRIPTION	EXPIRATION DATE	STATUS
TT-16639	20	20	0	0405-062-17	Pacific Communities Bldr.	20 lots; 300 feet south of Live Oak Street, approximately 400 feet west of Mt. Shasta Dr	6/5/2019	Approved Tentative Tract Map
TT-17091	-	-	0	398-251-27	Mega Factors Ltd,	26 lots; south side of Buckthorn Avenue, 334 feet east of Pico Avenue.	10/7/2015	Expired
TT-17004	9	9	0	398-312-23	Philip Crocker	9 lots; 200 feet north of Fairburn Street, between Arcadia Avenue and Gaylor Avenue.	3/25/2017	Approved Tentative Tract Map
TT-17352	64	64	0	407-111-01 thru 03 and 407-121-02 & 05	Affordable Housing Dvlp't	64 lots; south side of Willow Street, between 11th and 9th Avenues.	10/7/2015 (as of 3-1-16 extension pending)	Approved Tentative Tract Map
TT-17153	66	66	0	411-191-08 & 58	Fortune Pacific Dvlp't	66 lots; east side of Glendale Avenue, approximately 400 feet south of Carmel St	8/5/2016	Approved Tentative Tract Map
TT-17679	9	9	0	0405-521-43	Hollister Homes, LLC	9 lots; southwest corner of Hollister St, and Afton Avenue.	05/17/2017 TTE16-00004	Approved Tentative Tract Map
TT-17359	48	48	0	410-232-33	L & L Property Int's LLC	48 lots; southeast corner of Muscatel Street and "G" Avenue.	1/5/2017	Approved Tentative Tract Map
TT-17138	13	13	0	397-181-17	Zeev Lehavi	13 lots; northwest corner of Ortega Avenue and Rockport Road.	12/5/2016	Approved Tentative Tract Map
TT-17335	-	-	0	405-521-28	Jacob Poon et al	12 lots; northwest corner of Fuente Avenue and Hollister Street.	12/2/2015	Expired
TT-17550	25	25	0	0397-161-33 & 34	Mike Lansing	25 lots; 660 feet south of Crockett Avenue, on the east side of Ryland Road.	4/25/2016	Approved Tentative Tract Map
TT-17269	-	-	0	0398-198-13	JG Investments Trust	8 lots; West side of Damon Drive, south of Rancho Road.	3/25/2017	
TT-14730	8	8	0	0398-031-43 & 44	M. Curtis Renfro/Noble & Sheila Breshears	8 lots; North side of Calpella Avenue, southwest of Arrowhead Lake Road.	1/31/2017	Approved Tentative Tract Map
TT-17801	16	16		0405-053-05	Paul Brenia	16 lots; southwest corner of Valencia Street and Maple Avenue.	4/4/2016	Approved Tentative Tract Map
TT-17680	12	12	0	405-053-05	Hollister Homes, LLC	12 lots; northwest corner of Hollister Street & Joshua Tree Avenue.	05/23/2017 TTE16-00006	Approved Tentative Tract Map
TT-17681	20	20	0	405-521-09	Hollister Homes, LLC	20 lots; northwest corner of Hollister Street, and Afton Avenue.	04/15/2017 TTE16-00005	Approved Tentative Tract Map

TT-17243	125	125	0	0405-042-23 & 43	Pacific Communities Bldr	125 lots; north side of Mesa Street between Topaz Avenue and Tamarisk Ave	03/25/19 TTE16 00002	Approved Tenative Tract Map
TT-16766	18	18	0	0405-341-34 & 35	Vicperia, LLC	18 lots; southwest corner of Muscatel Street and Mesa Avenue	6/22/2016	Approved Tenative Tract Map

Approved Tentative Tract Maps (continue)

TENTATIVE TRACT No.	TOTAL LOTS	Unrecorded Lots	Undeveloped (Recorded)	APN	APPLICANT	DESCRIPTION	EXPIRATION DATE	STATUS
TT-18397	13	13	0	0397-161-07	Hesperia Partners, LLC	13 lots; west side of Farmdale Avenue approximately 600 feet north of Ryeland Rd	9/5/2017	Approved Tentative Tract Map
TT-18309	12	12	0	0397-181-04	George Baum	12 lots; south side of Farmington Road (Formerly Ryeland road), approximately 540 feet east of Danbury Avenue.	5/20/2019	Approved Tentative Tract Map
TT-16763	10	10	0	0357-303-59	C. Douglas Gorgen	10 lots; northwest corner of Meadowlark Ave and Verbena Road	11/28/2016	Approved Tentative Tract Map
TT-16546	56	56	0	0405-062-18 & 19	Pacific Communities	56 lots; south side of Live Oak Street, ½ mile west of Topaz Avenue.	10/5/2019	Approved Tentative Tract Map
TT-17655	118	118	0	0405-052-03, 27 thru 30	Pacific Communities	118 lots; southwest corner of Verde St and Topaz Avenue.	07/21/2019 TTE16-00011	Approved Tentative Tract Map
TT-18214	36	36	0	0397-161-10, 12, 13, 16 & 17	Hagai Rappaport	36 lots; southeast corner of Rancho Rd and Glider Avenue.	1/21/2016 (as of 3-1-16 extension pending)	Approved Tentative Tract Map
TT-15868	185	185	0	0405-261-77	Hesperia 154 North, LLC	185 lots; south side of Mojave St between Topaz Avenue and Tamarisk Avenue	3/25/2020	Approved Tentative Tract Map
TT-18499	15	15	0	0405-951-23	William Redman	15 lots; southeast corner of Maple Ave and Jenny St.	1/2/2016	Approved Tentative Tract Map
TT-16570-E	35	35	0	0405-341-22 & 23	SPI California I, LLC	35 lots; north side of Palm Street between Afton Avenue and Mesa Avenue	2/2/2017	Approved Tentative Tract Map
TT-16385-E2	103	103	0	0397-171-1 & 14	LA-DF Investment Fund #9	103 lots; northwest corner of the logical extensions of Crockett Avenue and Farmington Street (Ryeland Road)	02/24/2017 TTE16-00003	Approved Tentative Tract Map
TT-16505	17	17	0	3045-011-06	Pacific Communities	17 lots; southeast corner of Muscatel Road and Afton Avenue	12/19/2017	Approved Tentative Tract Map
TT-15033	36	36	0	3046-011-12	Pacific Communities	36 lots; northwest corner of Palm Street and Fuente Avenue	12/19/2017	Approved Tentative Tract Map
TT-16849	9	9	0	3046-131-27	James Vandenberg	9 lots; southeast corner of Topaz Avenue and Sage Street	6/18/2016	Approved Tentative Tract Map

TT-16750	35	35	0	3046-011-09	Pacific Communities	35 lots; northwest corner of Palm St and Mesa Avenue.	06/22/2019 TTE16-00009	Approved Tenative Tract Map
TT-16386	32	32	0	0397-171-11 & 13	LADF Investment Fund #9	32 lots; South side of Rancho Road, 450 feet west of Danbury Avenue	9/21/2016	Approved Tenative Tract Map
TT-16751	100	100	0	0405-521-10, 11, 14, 15, 16, 49, & 50	Pacific Communities	100 lots; south side of Sultana Street, 300 feet east of Escondido Avenue	7/21/2019	Approved Tenative Tract Map

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TT-17175	11	11	0	0405-521-27	All Star Investment Group	11 lots; southwest corner of Oak Valley Rd and Fuente Avenue	11/19/2016	Approved Tentative Tract Map
TT-16974-E	18	18	0	0398-031-56	Jose Saldivar	18 lots; southeast corner of Rock Springs Rd and Glendale Road.	12/16/2016	Approved Tentative Tract Map
TT-16767	52	52	0	3057-051-33 thru 35	Pacific Communities	52 lots; south side of Hollister Street, approximately 650 feet west of Fuente Ave	11/5/2019	Approved Tentative Tract Map
TT-16591	172	172	0	0405-351-46	Cambridge Homes (Thomas Seaman, Receiver for Cambridge)	172 lots; south side of Muscatel Street, approximately ¼ mile west of Maple Ave	12/20/2017	Approved Tentative Tract Map
TT-17959	31	31	0	0397-161-44, 45, & 06	Loma Verde, Inc.	31 lots; west side of Farmdale Avenue, approximately 400 feet south of Rancho Rd.	4/6/2017	Approved Tentative Tract Map
TT-17305	52	52	0	0407-111-04 & 0407-141-01	Maged Youssef	52 lots; west side of Ninth Avenue, north and south of Live Oak Street.	10/7/2016	Approved Tentative Tract Map
TT-17732	17	17	0	0405-441-23	Global Builders, Inc.	17 lots; southwest corner of Cromdale St and Redwood Ave.	8/31/2017	Approved Tentative Tract Map
TT-17736	18	18	0	0397-161-08	Joseph Dunn	18 lots; northwest corner of Ryeland Rd and Farmdale Ave.	1/3/2017	Approved Tentative Tract Map
TT-17825	23	23	0		Whitestone Properties, Inc.	23 lots; southeast corner of Hollister St and Joshua Tree Ave.	6/1/2016	Approved Tentative Tract Map
TT-17915	268	268	0	0405-052-19, 20, 21 & 26	NV Hesperia Investors, LLC.	268 lots; on the north side of Mojave St. 335 feet west of Topaz Ave.	11/21/2017	Approved Tentative Tract Map
TT-17652	18	18	0	0397-181-05	Benchmark Homes, LLC	Tentative Tract to subdivide 9.98 gross acres into 18 single-family residential lots. Located on the south side of Ryeland Road, approximately 660 feet east of Danbury Road	5/20/18	Approved Tentative Tract Map
TT-17723	109	109	0	0405-042-07 & 08	Hesperia, Verano 2 Land Investors, LLC	109 lots; south of Eucalyptus Street, between Topaz Avenue and Maple Avenue	5/20/17	Approved Tentative Tract Map
TT-17916	177	177	0	0405-261-15	NV Hesperia Investors, LLC.	177 lots; on the southwest corner of Mojave St. and Topaz Ave.	07/21/2019 TTE16-00007	Approved Tentative Tract Map
TT-17092	-	-	0	0398-281-09	Mega Factors, LLC	5 lots; southeast corner of Centennial Street and Peach Avenue	8/20/2015	Expired

TT-17980 TTR13-00001	312	312	0	0405-371-17, 47; 0405-383-01, 31 & 32	Frontier Communities	north of Rancho Road, south of Mission Street, east of Topaz Avenue and west of Maple Avenue	1/5/17	Approved Tentative Tract Map
TT-17594	18	18		397-161-09	Fred Dotterer	South side of Rancho Street at the terminus of Farmdale Avenue.	10/25/2016	Approved Tentative Tract Map
Total	2561	2561	0					

Recorded Tracts by which a portion was completed

TENTATIVE TRACT No.	TOTAL LOTS	Unrecorded Lots	Undeveloped (recorded)	APN	APPLICANT	DESCRIPTION	EXPIRATION DATE	STATUS
TT-16938	36	0	20	397-181-06 & 07	Ryeland Homes, LLC	36 lots; south side of Ryeland Road, 990 feet east of Danbury Avenue.	N/A	Approved Final Tract Map-Partially Constructed
TT-16676	1038	0	169	405-341-01, 04 & 05; 405-521-54	Empire Land LLC	1,039 lots; west side of Escondido Avenue, between Hollister Street and Cedar Street.	N/A	Approved Final Tract Map-Partially Constructed
TT-17117	42	0	13	405-351-57, 58 & 74	Cambridge Homes, Inc.	42 lots; south of Muscatel Avenue and 650 feet west of the corner of Muscatel and Maple Avenue.	N/A	Approved Final Tract Map-Partially Constructed
TT-17303	57	0	47	405-521-17, 19, 20 & 23	Frontier Homes	57 lots; south side of Sultana Street between Fuente and Escondido Avenues.	N/A	Approved Final Tract Map-Partially Constructed
TT-17291	314	0	255	407-111-01 thru 03 and 407-121-02 & 05	Frontier Homes	314 lots; bounded by Topaz Avenue to the west, Mesa Street to the north, Maple Avenue to the east and Mojave Street to the south.	N/A	Approved Final Tract Map-Partially Constructed
TT-17441	46	0	6	405-521-45, 47 & 48	Frontier Homes	46 lots; east side of Escondido Avenue, between Muscatel Street and Hollister St	N/A	Approved Final Tract Map-Partially Constructed
TT-12009	334	0	33		Nasa Industries	West side of Maple Street, approximately 190 ft. north of Hercules Street.	N/A	Approved Final Tract Map-Partially Constructed
TT-14744	104	0	88	405-471-03		104 lots; south side of Ranchero Road between Topaz Avenue and the logical extension of Primrose Avenue (APN:)	N/A	Approved Final Tract Map-Partially Constructed
TT-16660	109	0	70			109 lots; northeast corner of Sultana Street and Escondido Avenue		Approved Final Tract Map-Partially Constructed
TT-14045	67	0	67	397-012-06 397-013-01	Thomas Ross	East side of Paisley, 660' south of Ranchero.	N/A	Approved Final Tract Map-Partially Constructed

TT-19910	19	0	0	0405-351-51	Maria Mutis	19 lots; northwest corner of Palm Street and Maple Avenue	N/A	Approved Final Tract Map-Partially Constructed
TT-14937	71	0	71	397-161-01 thru 04	Daniel Najor	71 lots; southeast corner of Ranchero Road and Century Avenue.	N/A	Approved Final Tract Map-Partially Constructed
TT-17177	19		19	3046-101-15	URAI SN, Inc.	19 lots; northeast corner of Palm Street and Tamarisk Avenue	N/A	Approved Final Tract Map-Partially Constructed
Total	2256	0	858					

Recorded Tracts but have not done any improvements

TENTATIVE TRACT No.	TOTAL LOTS	Unrecorded Lots	Undeveloped (recorded)	APN	APPLICANT	DESCRIPTION	EXPIRATION DATE	STATUS
TT-17436	18	0	18	405-521-22	Frontier Homes	18 lots; 320 feet west of Fuente Avenue and Hollister Street.	N/A	Approved Final Tract Map-No Construction
TT-17375	53	0	53	405-053-21	Hesperia Properties	53 lots; southwest corner of Valencia St and Tamarisk Avenue.	N/A	Approved Final Tract Map-No Construction
Total	71	0	71					

