



VIA PALAZZO & GENE AUTRY CORNER

**232-UNIT MULTIFAMILY
RESIDENTIAL DEVELOPMENT**

**5-ACRE COMMERCIAL:
Gas Station/ Car Wash, C-store,
& 3 Drive-Thru Food Pads**

PRELIMINARY DESIGN PACKAGE

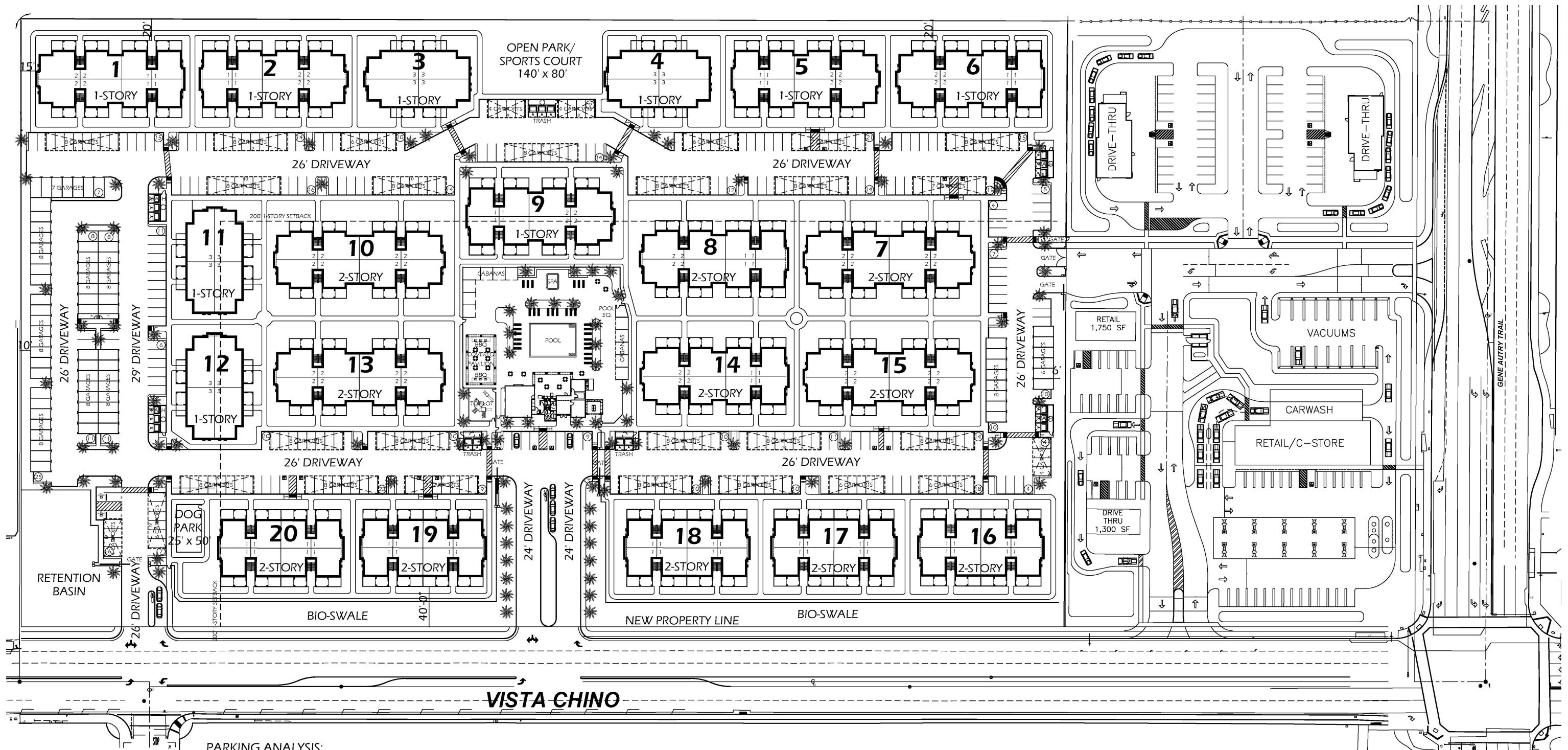
MAY, 2022

PROJECT LOCATION
E. VISTA CHINO &
GENE AUTRY TRAIL
PALM SPRINGS, CA

LOCATION



PROPOSED SITE PLAN



PARKING ANALYSIS:

REQUIRED:	389 SPACES
116 D.U. x 1.25 SP./D.U.	145 SP.
100 D.U. x 1.5 SP./D.U.	150 SP.
16 D.U. x 2.25 SP./D.U.	36 SP.
232 D.U. x .25 SP./D.U.	58 SP.
TOTAL:	389 SP.

PROVIDED:	435 SPACES
1.89 SPACES/D.U.	

PARKING SPACE TYPE:

OPEN SPACES:	163 SPACES
CARPORTS:	203 SPACES
GARAGES:	69 SPACES
TOTAL SPACES:	433 SPACES



SCHEMATIC
SITE PLAN 20

PROPOSED COMMERCIAL ELEVATIONS



PROPOSED RESIDENTIAL ELEVATIONS



RESIDENTIAL CLUBHOUSE & AMENITY CENTER



Clubhouse & Amenity Center



TYPICAL UNIT FLOOR PLAN

