IN THE CITY OF INDIAN WELLS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

CUP SITE PLAN

EXHIBIT DATE: FEBRUARY 5, 2026

DATA TABLE

APPLICANT / LAND OWNER:	SUMMIT DEVELOPMENTS, LLC		
ADDRESS:	29501 CANWOOD STREET, SUITE 200 AGOURA HILLS, CA 91301		
CONTACT:	JONATHON GENTON	**TELEPHONE:**	(805) 203-3643
EXHIBIT PREPARER:	MSA CONSULTING, INC.		
ADDRESS:	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270		
CONTACT:	PAUL DEPALATIS, AICP	**TELEPHONE:**	(760) 320-9811
SOURCE OF TOPOGRAPHY:	INLAND AERIAL SURVEYS, INC.,		
ADDRESS:	7117 ARLINGTON AVENUE, SUITE "A" RIVERSIDE, CALIFORNIA 92503		
DATE OF TOPOGRAPHY:	JUNE 13, 2014	**TELEPHONE:**	(951) 687-4252

ASSESSOR'S PARCEL NUMBER:

633-310-004, -013, -026, 633-150-087

LEGAL DESCRIPTION:

PORTIONS OF THE EAST HALF OF SECTION 23 AND THE WEST HALF OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN.

LAND USE DESCRIPTION:	**ACREAGE:**
GROSS ACREAGE:	**14.93 AC.**
PUBLIC RIGHT OF WAY DEDICATION: HIGHWAY 111	0.43 AC.
PUBLIC RIGHT OF WAY VACATION: MILES AVENUE	0.00 AC.
PROPOSED QUITCLAIM AREA ADDITION: HIGHWAY 111	0.07 AC.
PROPOSED TOP OF CHANNEL EDGE ADDITION	0.60 AC.
PROPOSED NET ACREAGE:	**15.16 AC.**

EXISTING ZONING:	INDIAN WELLS CROSSING SPECIFIC PLAN
PROPOSED ZONING:	COCUN RESORT SPECIFIC PLAN
EXISTING GENERAL PLAN LAND USE:	RESORT COMMERCIAL
PROPOSED GENERAL PLAN LAND USE:	RESORT COMMERCIAL

COCUN RESORT : PROJECT STATISTICS

BUILDING PROGRAM	BLDG. COUNT	TYPES/MIX ROOMS	TYPES/MIX CONDOS	FLR. AREA (SQ.FT.)	MAX. STORIES	MAX HT. (FT.)	OCCU. TYPE	CONSTR TYPE
HOTEL	1	70	50	±180,000	7	80	R1/R2	I-A
HOTEL BUNGALOWS	10	10	-	±13,000	1	24	R1	II-A/III-A
RESORT CONDO	2	-	83	±252,000	7	80	R2	I-A
RESORT VILLAS	11	-	11	±37,500	2	33	R3	III-A
RESORT CLUBHOUSE	1	-	-	±21,000	2	33	A3	II-A/III-A
WELLNESS CENTER	4	-	-	±107,000[5]	1-4	19-56	A3	I-A
TOTAL	**29**	**80**	**144**	**±610,500**				

PARKING CALCULATIONS :

BUILDING PROGRAM	# UNITS	FLR. AREA (SF)	PARKING REQ. PER CODE	PARKING REQUIRED	PARKING REQ. PER FEHR & PEERS[4]	PARKING REQUIRED	PARKING PROVIDED
HOTEL ROOMS	70	-	1.2 X 50 [1] 0.9 X 80 [1]	60	1.25 X130		
HOTEL CONDO	50	-					
HOTEL BUNGALOWS	10	-		72			
TOTAL HOTEL	**130**			**132**		**163**	
RESORT CONDO 1 & 2							
1-BED	28	-	2.0 + 0.25 [2]	63	3.25		
2-BED	38	-	2.5 + 0.25 [2]	105	3.75		
3-BED	17	-	2.5 + 0.25 [2]	48	3.75		
RESORT VILLAS (3-BED)	11	-	2.5 [2]	28	3.75		
RESORT CLUBHOUSE	-	-	-	-	-		
TOTAL RESIDENTIAL	**94**			**244**		**339**	
WELLNESS CENTER	-	107,000	5 /1000 SF [1]	535	SEE FEHR & PEERS SHARED PARKING ASSESSMENT		
HOTEL DINING	-	23,000	5 /1000 SF [1]	115			
WELLNESS DINING	-	7,000	5 /1000 SF [1]	35			
TOTAL OTHER				**685**		**646**	
GRAND TOTAL				**1,061**		**1,148**	**1,250[3]**

LANDSCAPE CALCULATIONS :

OFF-SITE LANDSCAPED AREA	25,748 NET SF	-
ON-SITE LANDSCAPED AREA	206,377 NET SF	31% OF NET SITE AREA

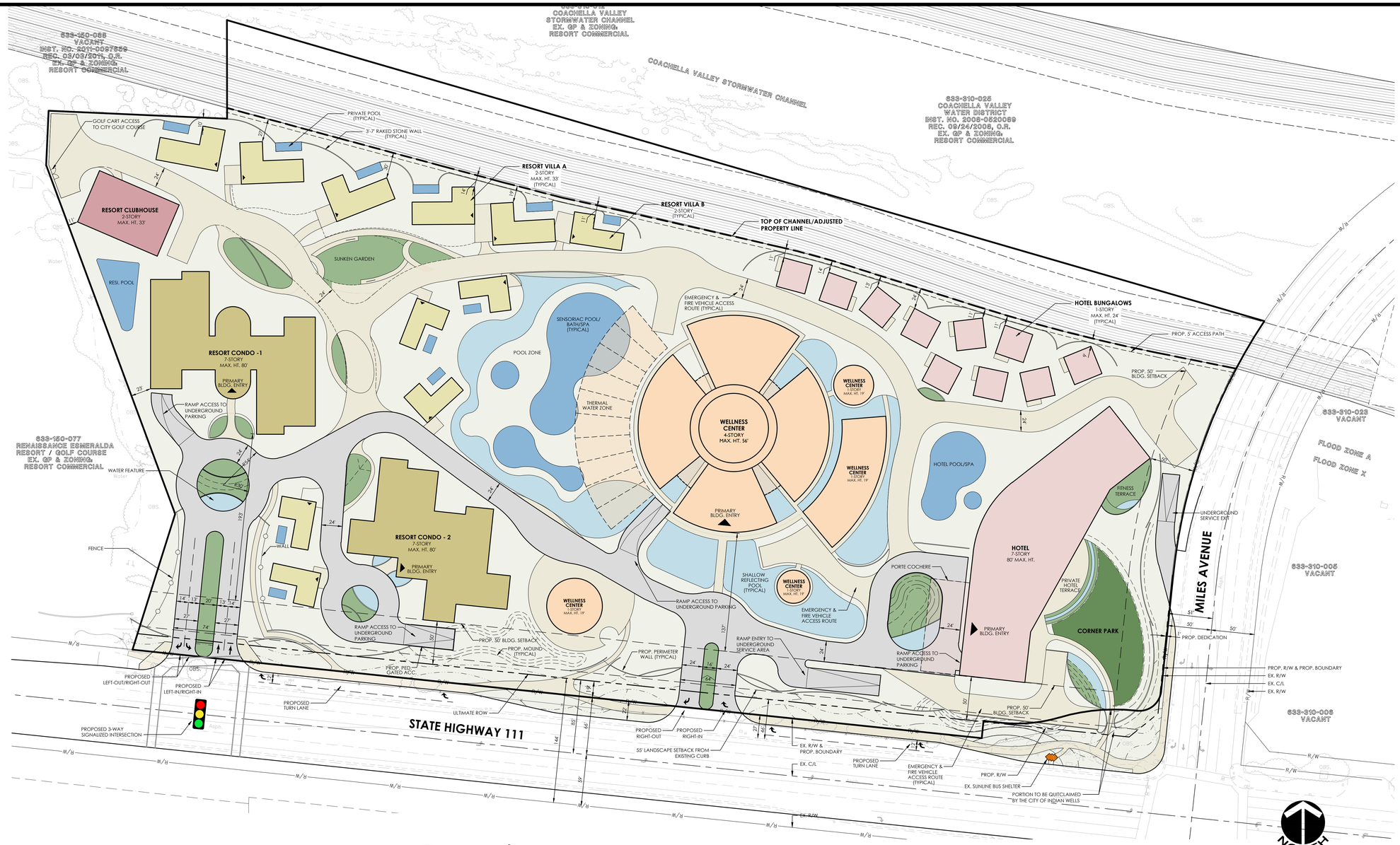
1 21.100.020 OFF-STREET PARKING, (e.2.v) COMMERCIAL PARKING REQUIREMENTS

2 21.100.020 OFF-STREET PARKING, (e.1) RESIDENTIAL PARKING REQUIREMENTS

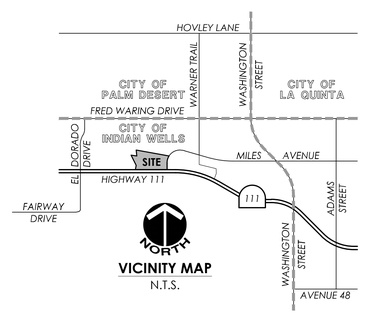
3 ALL PARKING SPACES ARE PROVIDED IN TWO UNDERGROUND PARKING GARAGES. PLEASE REFER TO ARCHITECTURAL DRAWINGS FOR BASEMENT PARKING LAYOUT AND STALL COUNTS.

4 REFER TO FEHR & PEERS MEMO FOR SHARED PARKING ASSUMPTIONS

5 ALL FOUR WELLNESS BUILDINGS FLOOR AREA INCLUDED



PHASING PLAN
N.T.S.



VICINITY MAP
N.T.S.

© Copyright 2026
MSA Consulting, Inc.
All Rights Reserved

MSA CONSULTING, INC.
Civil Engineering • Land Surveying • Landscape Architecture
Planning • Environmental Services • Dry Utility Coordination • GIS
34200 Bob Hope Drive Rancho Mirage, CA 92270 | 760.320.9811 | MSAConsultinginc.com

R:\2772\Acad\Planning\CUP Site Plan\2772 CUP SITE PLAN.dwg, 2/5/2026 4:26:20 PM, sgant, MSA Consulting, Inc.

IN THE CITY OF INDIAN WELLS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

CUP SITE PLAN : LEVEL B1, B2 & B3

EXHIBIT DATE: APRIL 10, 2025

DATA TABLE

APPLICANT / LAND OWNER:	SUMMIT DEVELOPMENTS, LLC		
ADDRESS:	29501 CANWOOD STREET, SUITE 200 AGOURA HILLS, CA 91301		
CONTACT:	JONATHON GENTON	**TELEPHONE:**	(805) 203-3643
EXHIBIT PREPARER:	MSA CONSULTING, INC.		
ADDRESS:	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270		
CONTACT:	PAUL DEPALATIS, AICP	**TELEPHONE:**	(760) 320-9811
SOURCE OF TOPOGRAPHY:	INLAND AERIAL SURVEYS, INC.,		
ADDRESS:	7117 ARLINGTON AVENUE, SUITE "A" RIVERSIDE, CALIFORNIA 92503		
DATE OF TOPOGRAPHY:	JUNE 13, 2014	**TELEPHONE:**	(951) 687-4252

ASSESSOR'S PARCEL NUMBER:

633-310-004, -013, -026, 633-150-087

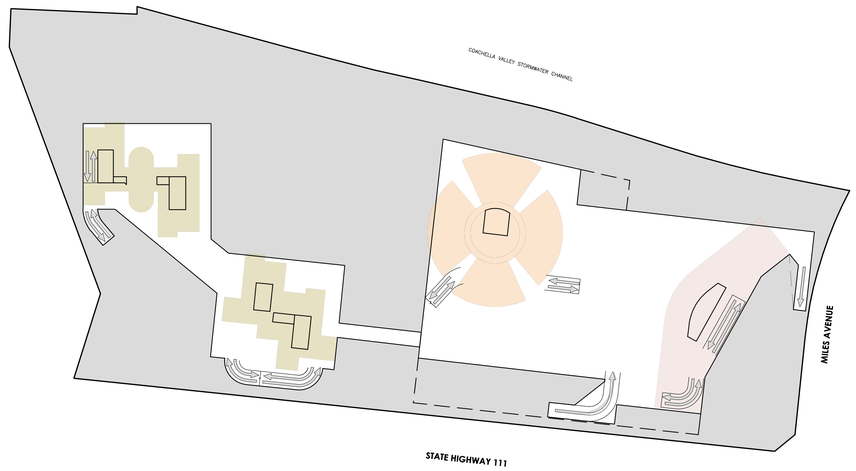
LEGAL DESCRIPTION:

PORTIONS OF THE EAST HALF OF SECTION 23 AND THE WEST HALF OF SECTION 24, TwonSHIP 5 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN.

EXISTING ZONING:	INDIAN WELLS CROSSING SPECIFIC PLAN
PROPOSED ZONING:	COCUN RESORT SPECIFIC PLAN
EXISTING GENERAL PLAN LAND USE:	RESORT COMMERCIAL
PROPOSED GENERAL PLAN LAND USE:	RESORT COMMERCIAL

NOTES :

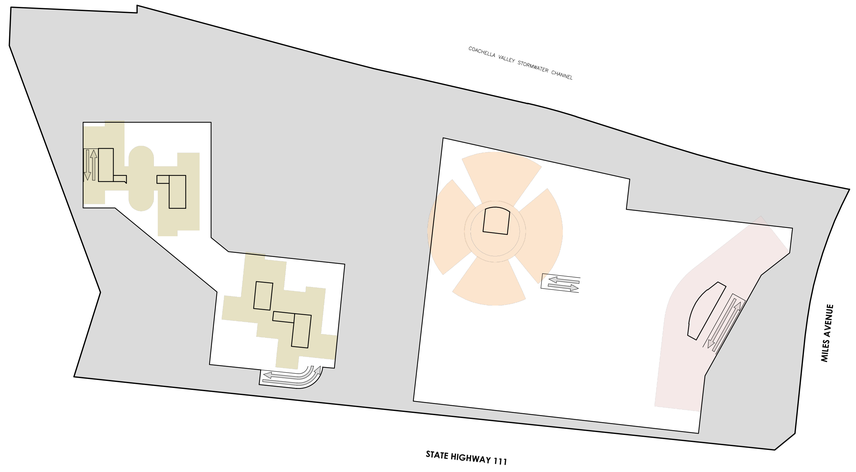
1. THE PARKING COUNT MAY BE ADJUSTED BETWEEN LEVELS SO LONG AS A MINIMUM OF 1,148 SPACES IS MAINTAINED FOR ALL LEVELS COMBINED
2. GROUND LEVEL BUILDING FOOTPRINTS ARE SHOWN FOR REFERENCE
3. PLEASE REFER TO ARCHITECTURAL DRAWINGS FOR BASEMENT PARKING LAYOUT



PARKING STALL COUNTS : LEVEL B1 [3]

RESIDENTIAL : ± 121
WELLNESS/HOTEL : ± 130
TOTAL : ± 251

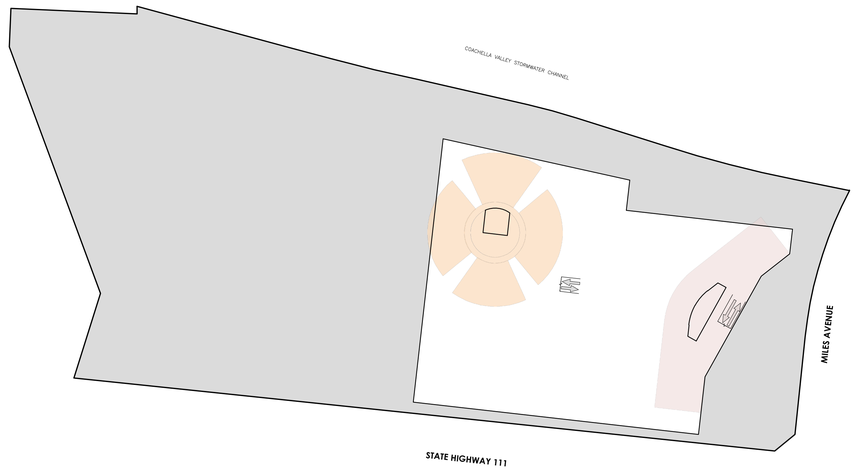
LEGEND :
- BUILDING CORE
- TWO-WAY RAMP
- ONE-WAY RAMP
- GROUND FLOOR BLDG. FOOTPRINT



PARKING STALL COUNTS : LEVEL B2 [3]

RESIDENTIAL : ± 129
WELLNESS/HOTEL : ± 432
TOTAL : ± 561

LEGEND :
- BUILDING CORE
- TWO-WAY RAMP
- ONE-WAY RAMP
- GROUND FLOOR BLDG. FOOTPRINT



PARKING STALL COUNTS : LEVEL B3 [3]

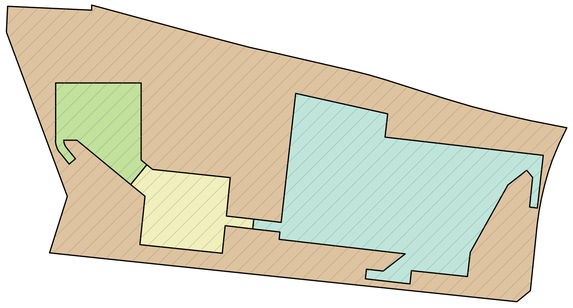
WELLNESS/HOTEL : ± 438

LEGEND :
- BUILDING CORE
- TWO-WAY RAMP
- ONE-WAY RAMP
- GROUND FLOOR BLDG. FOOTPRINT

NORTH

0' 100' 200' 300' 400'

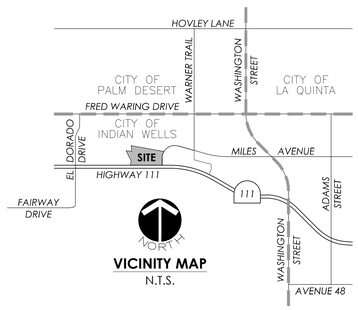
SCALE 1"=100'



NORTH

BASEMENT PHASING PLAN

N.T.S.



VICINITY MAP

N.T.S.

© Copyright 2025
MSA Consulting, Inc.
All Rights Reserved

MSA CONSULTING, INC.
Civil Engineering • Land Surveying • Landscape Architecture
Planning • Environmental Services • Dry Utility Coordination • GIS
34200 Bob Hope Drive Rancho Mirage, CA 92270 | 760.320.9811 | MSAConsultinginc.com