

City of Moreno Valley Residential Development



As the national economy begins to rebound, the City of Moreno Valley is well positioned with a declining inventory of re-sale homes and many of new housing projects under construction or approved.

Single-Family: 8,259 Units

| MAP NO. | TRACT | BUILDER | COUNT | MAP NO. | TRACT | BUILDER | COUNT |
|---------|-------|------------------------------------|-------|---------|--------------------------------|--------------------------------------|-------|
| 1 | 32834 | Beazer Homes | 205 | 30 | 31621 | Victoria Homes | 12 |
| 2 | 32836 | Beazer Homes | 129 | 31 | 30636 | Pacific Communities | 68 |
| 3 | 29920 | Pacific Communities | 247 | 32 | 32194 | John Young | 32 |
| 4 | 32715 | Gardner Construction | 36 | 33 | 31305 | Richmond American Homes | 87 |
| 5 | 31255 | Stonewood Homes | 17 | 34 | 31771 | Peter Sanchez | 25 |
| 6 | 31414 | Steve Walker | 30 | 35 | 34397 | Winchester Associates | 52 |
| 7 | 33626 | Kincaid Development | 25 | 36 | 32408 | Sandstone, Inc. | 80 |
| 8 | 31394 | Pigeon Pass Ltd. | 78 | 37 | 32645 | Winchester Associates | 54 |
| 9 | 32515 | K Hovnanian - "Four Seasons" | 174 | 38 | 32329 | Sussex Capital Group | 16 |
| 10 | 30268 | Pacific Communities | 86 | 39 | 31494 | Winchester Associates | 12 |
| 11 | 30268 | MV Associates- "High Pointe | 83 | 40 | 32505 | DR Horton | 72 |
| 12 | 34151 | MV Property Investments, Inc. | 37 | 41 | 33963 | Rance Garatt | 30 |
| 13 | 33810 | David Boyle Engineering | 16 | 42 | 33275 | Ben Reiningger | 7 |
| 14 | 31442 | Dong Lee | 63 | 43 | 32978 | Focus Estates | 19 |
| 15 | 33024 | TW Homes, LLC | 8 | 44 | 32844 | Winchester Associates | 17 |
| 16 | 32716 | Bob Rogers | 56 | 45 | 34043 | RM3 Building and Development | 12 |
| 17 | 32005 | Red Hill Village, LLC | 214 | 46 | 35369 | Tason Myers Property | 8 |
| 18 | 31556 | Empire Homes | 68 | 47 | 32711 | Isaac Genah | 9 |
| 19 | 32460 | Sussex Capital Group | 58 | 48 | 22180 | Young Homes | 543 |
| 20 | 32459 | Sussex Capital Group | 11 | 49 | 31590 | Winchester Associates | 150 |
| 21 | 30411 | Pacific Communities | 24 | 50 | 32284 | 26th Corporation and Granite Capital | 32 |
| 22 | 33962 | Pacific Scene Homes | 31 | 51 | 32548 | Gabel, Cook and Associates | 107 |
| 23 | 30998 | Pacific Communities | 47 | 52 | 32218 | Doug Whitney | 63 |
| 24 | 31517 | Winchester Associates | 83 | 53 | 35530 | Moreno Gilman 650, LLC | 1251 |
| 25 | 31297 | Corporation Presiding Bishop of LD | 7 | 54 | 35606 | Kenney Kha | 16 |
| 26 | 33436 | Winchester Associates | 105 | 55 | 35534 | Leedco Engineers | 12 |
| 27 | 28860 | Winchester Associates | 9 | 56 | 35823 | Stowe Passco Development | 477 |
| 28 | 33388 | Titan Records Management | 16 | 57 | 32365 | JW Capital | 67 |
| 29 | 32126 | Salvador Torres | 35 | 58 | 35377 | Michael Dillard | 9 |
| | | | | | <i>Approved Specific Plans</i> | | |
| | | | | | 33532 | Aqua Bella: | 2922 |
| | | | | | | Moreno Highlands | 7700 |

Multi-Family: 3,134 Units

| MAP NO. | TRACT NO. | BUILDER/ UNITS | TYPE | MAP NO. | TRACT NO. | BUILDER/ UNITS | TYPE |
|---------|-----------|---------------------------------|---------------------|---------|-----------|------------------------------------|--------------|
| 1 | 35414 | Lincoln Property Co. / 240 | Apartments | 14 | 33417 | Jimmy Lee/ 10 | Condominiums |
| 2 | 32215 | Winchester Associates/ 194 | Condominiums | 15 | 34988 | Stratus Commercial Properties/ 60 | Condominiums |
| 3 | 0 | DG&D Cal. Property/ 360 | Apartments | 16 | 32756 | CTK, Inc./ 241 | Condominiums |
| 4 | 34329 | Granite Capital/ 90 | Condominiums | 17 | 34681 | Perris Pacific Company/ 24 | Condominiums |
| 5 | 32917 | Empire Land/ 227 | Condominiums Senior | 18 | 33607 | TL Group Corp/ 54 | Condominiums |
| 6 | 0 | Adkan Engineers/ 72 | Condominiums | 19 | 0 | One Moreno Valley / 52 | Condominiums |
| 7 | 32835 | Beazer Homes/ 247 | Townhomes | 20 | 34215 | Empire Land/ 314 | Apartments |
| 8 | 31814 | Moreno Valley Investors/ 60 | Apartments Senior | 21 | 36038 | Alessandro Village Plaza, LLC./288 | Apartments |
| 9 | 34216 | Creative Design Associates/ 189 | Apartments | 22 | 35663 | Kenney Kha/ 112 | Condominiums |
| 10 | 33771 | Creative Design Associates/ 40 | Condominiums | 23 | 35098 | Microsun Design Group/ 96 | Townhomes |
| 11 | 0 | Frederick Homes/ 12 | Condominiums | 24 | 0 | Michael Chen/ 16 | Condominiums |
| 12 | 0 | Travmatt Management/ 30 | Apartments | 25 | 4843 | Granite Capital/ 42 | Apartments |
| 13 | 35304 | Jimmy Lee/ 26 | Apartments | 26 | 0 | Jim Nydam/ 15 | Apartments |