

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CATHEDRAL CITY, IN THE

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

PARCEL B OF LOT LINE ADJUSTMENT NO. 2014-477 RECORDED OCTOBER 7, 2014 AS DOCUMENT NO.

2014-0382265, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 3 OF PARCEL MAP NO. 35032, IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE,

STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 234 PAGES 13 THROUGH 15 OF PARCEL

MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ON AUGUST 31, 2012.

TOGETHER WITH THE NORTH 21.65 FEET OF PARCEL 2 OF PARCEL MAP NO. 35032 FILED IN BOOK 234,

PAGES 13 THROUGH 15, INCLUSIVE OF PARCEL MAPS, OFFICIAL RECORDS OF SAID COUNTY AND STATE.

PARCEL 2:

PARCELS 4, 5, 6, 7, 8 AND 9, INCLUSIVE, OF PARCEL MAP NO. 35032, IN THE CITY OF CATHEDRAL CITY,

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 234 PAGES 13

THROUGH 15 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ON AUGUST 31, 2012.

PARCEL 3:

A DRIVEWAY AND DRIVE AISLE EASEMENT OVER THAT PORTION OF LAND AS DESCRIBED IN

DECLARATION OF RECIPROCAL EASEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS FOR

UPTOWN VILLAGE RECORDED AUGUST 31, 2012 AS DOCUMENT NO. 2012-0416549 AND RERECORDED

SEPTEMBER 10, 2012 AS DOCUMENT NO. 2012-0429903 AND AMENDED BY DOCUMENT RECORDED

DECEMBER 6, 2013 AS DOCUMENT NO. 2013-0569144 AND AMENDED BY DOCUMENT RECORDED

SEPTEMBER 3, 2014 AS DOCUMENT NO. 2014-0334786, ALL OF OFFICIAL RECORDS.

DATE PALM & ROSEMONT

CATHEDRAL CITY, CA 92234

OWNER:

DATE PALM & ROSEMONT REALTY, LLC

1800 VINE ST, LOS ANGELES, CA 90028

ARCHITECT:
SULLIVAN GOULETTE
WILSON, LTD.
444 N. MICHIGAN AVENUE
SUITE 1850
CHICAGO, IL 60611
TEL: (312) 988-7412
www.sgwararch.com

DEVELOPER:
TERRACE GROUP HOLDINGS, LLC
1800 VINE ST
LOS ANGELES, CA 90028
TEL: (516) 448 -1115
EMAIL: jason@threemilehollow.com

LANDSCAPE ARCHITECT:
DAVID NEAULT
ASSOCIATES INC.
41877 ENTERPRISE CIRCLE NORTH
SUITE 140
TEMECULA, CA 92590
TEL: (951) 296-3430

CIVIL ENGINEER:
THE ALTUM GROUP
44-600 VILLAGE COURT
SUITE 100
PALM DESERT, CA 92260
TEL: (760) 346-4750

LOCATION MAP



UTILITIES

SEWER: COACHELLA VALLEY WATER DISTRICT (760) 398 - 2651
WATER: COACHELLA VALLEY WATER DISTRICT (760) 398 - 2651
GAS: THE GAS COMPANY (760) 323-1851
ELECTRIC: SOUTHERN CALIFORNIA EDISON (760) 202-4291
TELEPHONE: FRONTIER (760) 778-3611
CABLE TV: SPECTRUM (760) 760-5313
USA: UNDERGROUND SERVICE ALERT (800) 227-2600

PROJECT DATA MATRIX

PROJECT DESCRIPTION:
PROPOSED 2-STORY S-1 (MODERATE HAZARD SELF-STORAGE FACILITY) W/ B (BUSINESS) TYPE II-B CONSTRUCTION, CLIMATE CONTROLLED & FULLY SPRINKLERED

CLIENT: TERRACE GROUP HOLDINGS, LLC

PROJECT ADDRESS: DATE PALM DRIVE, CATHEDRAL CITY, CA 92234

PARCEL NO.: 670-110-48,49, 50, 51, 52, & 53

EXISTING USE: VACANT

PROPOSED USE: SELF STORAGE FACILITY & RESTAURANT

LOT SIZE: 121,554 SF

LOT COVERAGE: 57,527 SF / 121,554 SF = 47%

PERCENTAGE LANDSCAPING: 19,676 SF / 121,554 SF = 37%

ZONING: PLANNED COMMUNITY COMMERCIAL DISTRICT (PCC)

GENERAL PLAN: CG - GENERAL COMMERCIAL

SPECIFIC PLAN: SPECIFIC PLAN 99-58

DRAWING INDEX

DWG#	DESCRIPTION	PROGRESS SET ISSUED: 07/12/23	PUD REVIEW ISSUED: 03/08/24
GENERAL			
G0-00	COVER	•	•
CIVIL			
C1	PRELIMINARY SITE PLAN	•	•
C2	PRELIMINARY GRADING PLAN	•	•
C3	PRELIMINARY UTILITY PLAN	•	•
LANDSCAPE			
L1	LANDSCAPE MASTER PLAN	•	•
L2	ELEVATION AND SHADE CALCS	•	•
L3	PLANT MATERIAL IMAGES	•	•
ARCHITECTURAL			
A0-01	SITE PLAN - PHASE I	•	•
A0-02	SITE PLAN - PHASE II	•	•
A1-01	FIRST FLOOR PLAN	•	•
A1-02	SECOND FLOOR PLAN	•	•
A1-03	ROOF PLAN	•	•
A2-01	BUILDING ELEVATIONS	•	•
A2-02	BUILDING VIEWS	•	•
A2-03	COMMERCIAL BUILDING ELEVATIONS	•	•
A2-04	MATERIAL BOARD	•	•
A2-05	COLOR OPTIONS	•	•
A3-01	BUILDING SECTIONS	•	•
ELECTRICAL			
E1.0	ELECTRICAL SITE PLAN	•	•
E2.0	PHOTOMETRIC PLAN	•	•
E3.0	LIGHTING FIXTURE CUT SHEETS	•	•



444 N MICHIGAN AVE
SUITE 1850
CHICAGO, IL 60611
Ph 312.988.7412
Fx 312.988.7409
www.sgwararch.com

PROFESSIONAL DESIGN FIRM
License Number: 184-001505
Expiration Date: April 30, 2023



Strive Higher
CODE ANALYSIS REFER TO SHEET G0-01)
44-600 VILLAGE COURT
SUITE 100
PALM DESERT, CA 92260
Ph 760.346.4750
Fx 760.340.0089



41877 ENTERPRISE CIRCLE NORTH
SUITE 140
TEMECULA, CA 92590
Ph 951.296.3430

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CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

PRINCIPAL: MS P.M. CP
QC BY: DRAWN BY: BW, AB

2	03/28/24	PUD REVIEW
1	07/12/23	ISSUE FOR OWNER REVIEW
NO	DATE	ISSUE DESCRIPTION

DATE PALM & ROSEMONT

CATHEDRAL CITY, CA 92234

TITLE SHEET & DRAWING INDEX



G0-00

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PHASE I BUILDING DATA

PARKING COUNT : 35 TOTAL PARKING SPACES

LANDSCAPE AREA : 19,676 SF LANDSCAPING / 121,554 SF = 47% OF SITE

SITE KEY

-  LANDSCAPE AREA - 19,676 SF TOTAL
-  PROPOSED SELF-STORAGE FACILITY 115,916 GROSS SF
-  PROPOSED RETAIL AREA 5,448 GROSS SF
-  ADA ACCESS WALK



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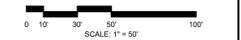
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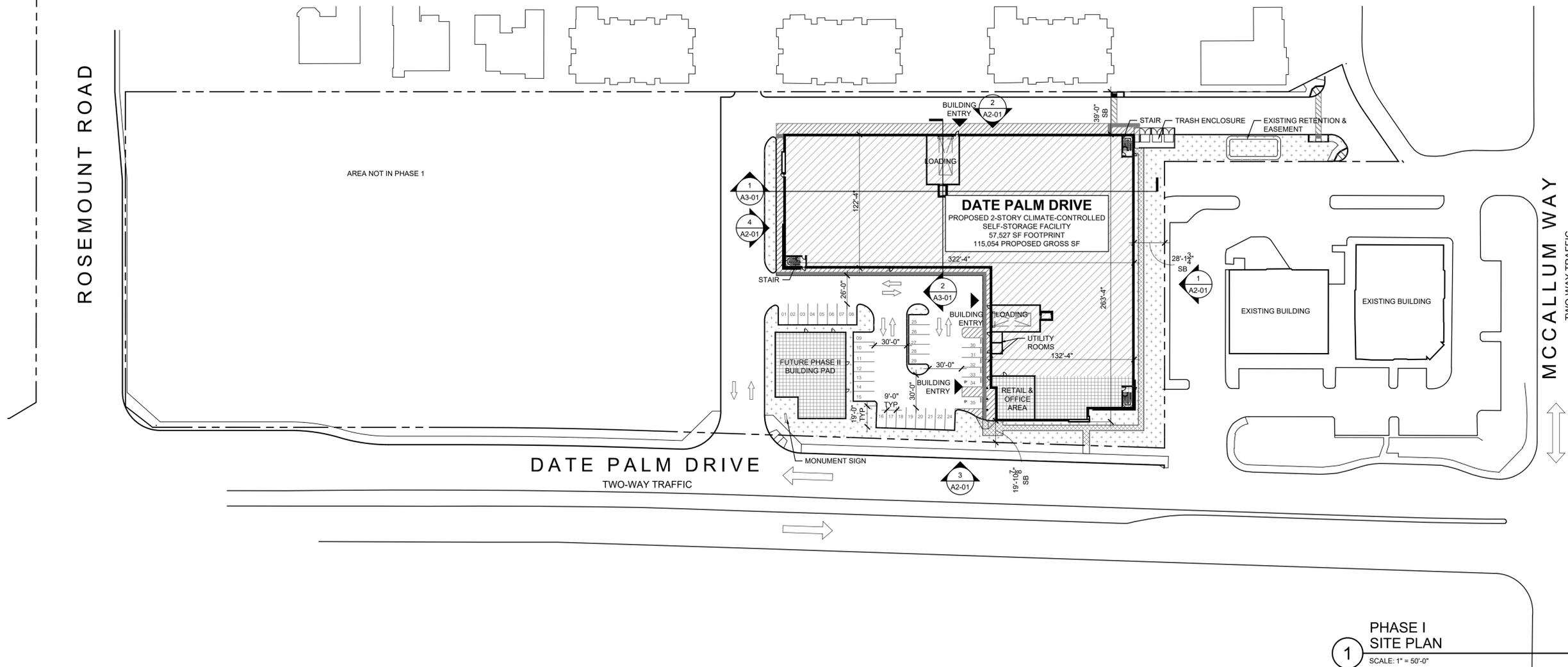
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CATHEDRAL CITY, CA 92234

SITE PLAN - PHASE I



1 PHASE I
SITE PLAN
SCALE: 1" = 50'-0"