

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

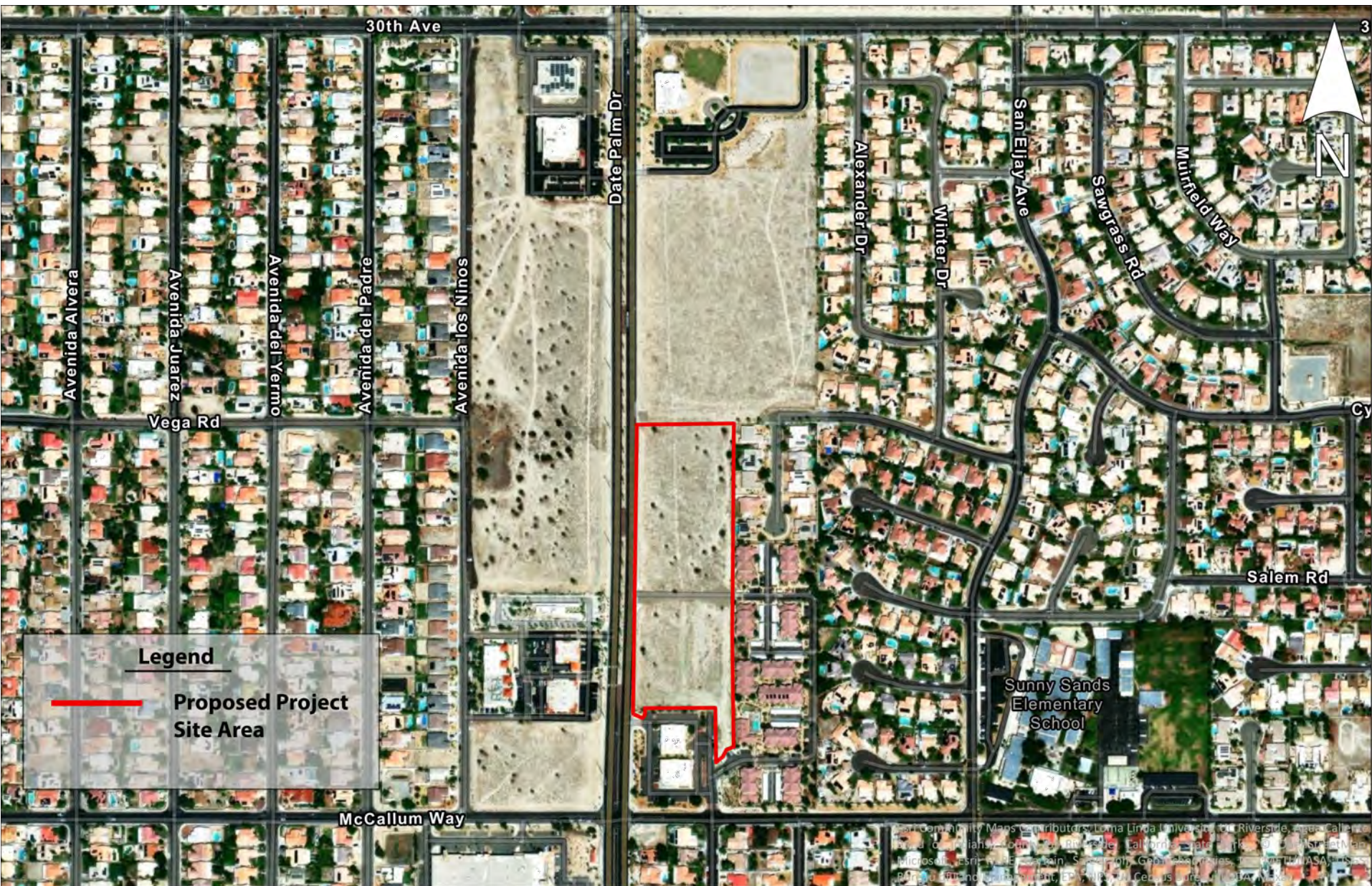
ARCHITECT: SULLIVAN GOULETTE WILSON, LTD. 444 N. MICHIGAN AVENUE SUITE 1850 CHICAGO, IL 60611 TEL: (312) 988-7412 www.sgwareh.com

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	•	•		

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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  
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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



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

SCALE: 1" = 50'-0"