ATTACHMENT 2

IN THE CITY OF CATHEDRAL CITY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

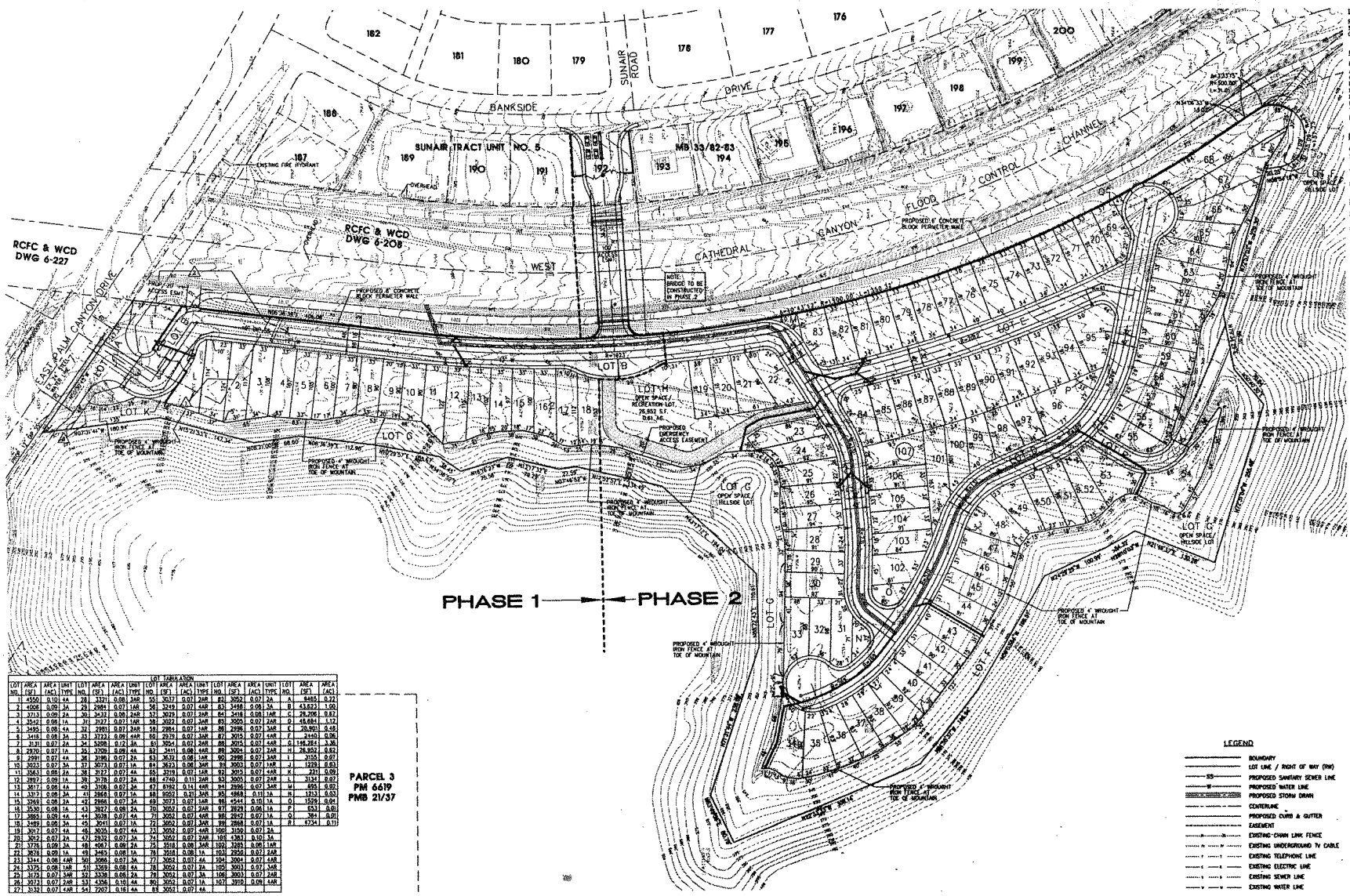
TENTATIVE TRACT MAP NO. 33668

MAY 2005

NO.	REVISIONS	APPROVED	DATE
1	REVISED LAYOUT		

SCALE 1"=60'

0 60 120 180 240



LEGAL DESCRIPTION

BEING A SUBDIVISION OF A PORTION OF THE WEST HALF OF SECTION 33, T.4 S., R.5 E., S.B.M., PER DEED RECORDED JANUARY 13, 2004 AS INSTRUMENT NO. 2004-0021902 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

OWNER

PROJECT SITE:
APNs 687-040-047 & 687-080-006
GLORY TO GOD MINISTRIES INTERNATIONAL
DR. RANDY C. BRODHAGEN
MINISTER OF JESUS CHRIST
P.O. BOX 4167
PALM SPRINGS, CALIFORNIA 92263
TELEPHONE: (760) 321-5221
FAX: (760) 321-5773

OWNER

WEST CATHEDRAL CANYON FLOOD CONTROL CHANNEL: APN 687-040-053
MR. JON CARL GOODELL
29-340 SOUTH LAGUNA DRIVE
CATHEDRAL CITY, CA 92234

DEVELOPER

GEORGE BAKER / GREG ALBERTYN
SHADOW VALLEY HEIGHTS, LLC
3535 INLAND EMPIRE BOULEVARD
ONTARIO, CA 91764
TELEPHONE: (909) 941-2544
FAX: (909) 941-2556

ENGINEER

FONDITOR ENGINEERING
325 SOUTH CIVIC DRIVE, SUITE 1-5
PALM SPRINGS, CALIFORNIA 92262
TELEPHONE: (760) 323-1842
FAX: (760) 323-1742
PHILLIP K. FONDITOR, R.C.E. 47284

LOT TABULATION

NO.	TYPE	TOTAL	AREA	%
LOTS 1-107	SINGLE FAMILY LOTS	107 LOTS	8.41 ACRES	51.38
LOT A	PUBLIC STREET LOT	1 LOTS	0.22 ACRES	1.34
LOTS B-E	PRIVATE STREET LOTS	4 LOTS	3.38 ACRES	20.64
LOTS F-G	MOUNTAIN OPEN SPACE LOTS	2 LOTS	3.43 ACRES	20.95
LOT H	OPEN SPACE/RECREATION LOT	1 LOT	0.62 ACRES	[illegible]
LOTS I-Q	OPEN SPACE/LANDSCAPE LOTS	9 LOTS	0.29 ACRES	[illegible]
LOT R	OPEN SPACE/ACCESS LOT	1 LOT	0.12 A	
TOTALS		125 LOTS	16.37 ACRES	

LARGEST LOT 9165 SQUARE FEET
SMALLEST LOT 2911 SQUARE FEET
AVERAGE LOT SIZE 3420 SQUARE FEET

GENERAL NOTES

EXISTING GENERAL PLAN:
CG (GENERAL COMMERCIAL)
H (HILLSIDE RESERVE)

PROPOSED GENERAL PLAN:
RM (MEDIUM DENSITY RESIDENTIAL)
H (HILLSIDE RESERVE)

EXISTING ZONING:
CTR (COMMERCIAL TOURIST RECREATIONAL)
OS-R-20-H (OPEN SPACE RESIDENTIAL)

PROPOSED ZONING:
R2 (MULTIPLE FAMILY RESIDENTIAL)
OS-R-20-H (OPEN SPACE RESIDENTIAL)

EXISTING LAND USE: VACANT

GROSS ACREAGE: 16.37 ACRES (INCLUDES CTR AND HILLSIDE OS-R-20 ZONED AREAS)

NET ACREAGE: 12.72 ACRES

PROPOSED DENSITY: 8.41 DWELLING UNITS/GROSS ACRE

PROPOSED LOT COVERAGE: 40% MAXIMUM

SCHOOL DISTRICT: PALM SPRINGS UNIFIED SCHOOL DISTRICT

STREETS: LOTS B-E, INCLUSIVE, WILL BE PRIVATE STREETS

FLOOD ZONES: THE FLOOD ZONE FOR THIS MAP IS ZONE X - AREA OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 060704 0010 C, DATED JULY 7, 1999

TOPOGRAPHY SOURCE: RIVERSIDE COUNTY FLOOD CONTROL

THOMAS BROTHERS REFERENCE: PAGE 767 D7 AND PAGE 817 D1 (2003 EDITION)

BRIDGE TO BE CONSTRUCTED WITH PHASE 2

PARKING: 214 ATTACHED GARAGE SPACES, 204 GUEST SPACES IN DRIVEWAYS, PLUS 63 ON-STREET PARKING SPACES AS SHOWN ON PUD STE PLAN.

EASEMENTS NOTES

1. CENTERLINE OF AN EASEMENT OF UNSPECIFIED WIDTH, FOR POLE LINES, CONDUITS OR UNDERGROUND AND INCIDENTAL PURPOSES, IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY AND CALIFORNIA WATER AND TELEPHONE COMPANY, IN THE DOCUMENT RECORDED JULY 31, 1957 AS BOOK 1268, PAGE 481 OF OFFICIAL RECORDS
2. AN EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, IN THE DOCUMENT RECORDED APRIL 14, 1971 AS INSTRUMENT NO. 38310 OF OFFICIAL RECORDS
3. PROPOSED SLOPE EASEMENT TO BE DEDICATED TO CITY OF CATHEDRAL CITY

UTILITIES:

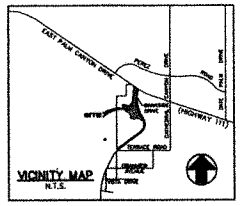
ELECTRIC:	SOUTHERN CALIFORNIA EDISON	(760) 202-4211
GAS:	THE GAS COMPANY	(760) 327-3343
TELEPHONE:	VERIZON	(760) 778-3601
WATER:	DESERT WATER AGENCY	(760) 323-4971
CABLE:	TIME WARNER CABLE	(760) 330-8810
SEWER:	DESERT WATER AGENCY	(760) 323-4971
USA:	UNDERGROUND SERVICE ALERT	(800) 227-2600

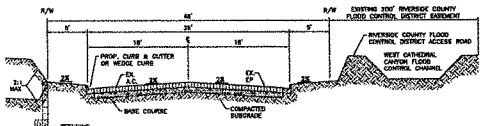
LOT TABULATION

LOT NO.	AREA (SF)	AREA (AC)	UNIT TYPE	LOT NO.	AREA (SF)	AREA (AC)	UNIT TYPE	LOT NO.	AREA (SF)	AREA (AC)	UNIT TYPE	LOT NO.	AREA (SF)	AREA (AC)	UNIT TYPE	LOT NO.	AREA (SF)	AREA (AC)
1	4550	0.10	4A	28	3321	0.08	3AR	55	3037	0.07	2AR	82	3052	0.07	2A	A	8465	0.22
2	4008	0.09	3A	29	2984	0.07	1AR	56	3249	0.07	4AR	83	3498	0.08	3A	B	43,622	1.00
3	3713	0.09	2A	30	3432	0.08	2AR	57	3029	0.07	2AR	84	3418	0.08	1AR	C	28,208	0.82
4	3542	0.08	1A	31	3127	0.07	1AR	58	3022	0.07	3AR	85	3505	0.07	2AR	D	48,684	1.12
5	3495	0.08	1A	32	2981	0.07	2AR	59	2984	0.07	1AR	86	2996	0.07	3AR	E	30,901	0.48
6	3418	0.08	3A	33	3723	0.09	4AR	60	2931	0.07	3AR	87	3015	0.07	4AR	F	24461	0.56
7	3131	0.07	2A	34	5208	0.12	3A	61	3054	0.07	2AR	88	3015	0.07	4AR	G	146,284	3.36
8	2970	0.07	1A	35	3709	0.09	4A	62	3411	0.08	4AR	89	3004	0.07	2AR	H	26,852	0.62
9	2991	0.07	4A	36	3186	0.07	2A	63	3632	0.08	1AR	90	2998	0.07	3AR	I	3150	0.07
10	3023	0.07	3A	37	3073	0.07	1A	64	3623	0.08	3AR	91	3003	0.07	1AR	J	1228	0.03
11	3563	0.08	2A	38	3127	0.07	4A	65	3319	0.07	1AR	92	3015	0.07	4AR	K	231	0.00
12	3997	0.09	1A	39	3178	0.07	2A	66	4749	0.11	2AR	93	3005	0.07	2AR	L	3134	0.07
13	3817	0.08	4A	40	3108	0.07	3A	67	6182	0.14	4AR	94	2996	0.07	3AR	M	695	0.02
14	3317	0.08	3A	41	2868	0.07	1A	68	9002	0.21	3AR	95	4868	0.11	1A	N	1213	0.03
15	3268	0.08	2A	42	2986	0.07	3A	69	3073	0.07	1AR	96	4544	0.10	1A	O	1559	0.04
16	3530	0.08	1A	43	3127	0.08	2A	70	3052	0.07	2AR	97	2829	0.06	1A	P	653	0.01
17	3885	0.09	4A	44	3938	0.07	4A	71	3052	0.07	4AR	98	2942	0.07	1A	Q	384	0.01
18	3489	0.08	3A	45	3041	0.07	1A	72	3052	0.07	3AR	99	2868	0.07	1A	R	5734	0.13
19	3017	0.07	4A	46	3035	0.07	4A	73	3052	0.07	4AR	100	3150	0.07	2A			
20	3012	0.07	2A	47	2932	0.07	3A	74	3052	0.07	2AR	101	4363	0.10	3A			
21	3776	0.09	3A	48	4067	0.09	2A	75	3518	0.08	3AR	102	3281	0.08	1AR			
22	3678	0.09	1A	49	3483	0.08	1A	76	3518	0.08	1A	103	2950	0.07	2AR			
23	3344	0.08	4AR	50	3086	0.07	3A	77	3052	0.07	4A	104	3004	0.07	4AR			
24	3375	0.08	1AR	51	3369	0.08	4A	78	3052	0.07	3A	105	3003	0.07	3AR			
25	3173	0.07	3AR	52	3338	0.08	2A	79	3052	0.07	3A	106	3003	0.07	2AR			
26	3073	0.07	2AR	53	4356	0.10	4A	80	3052	0.07	1A	107	3910	0.09	4AR			
27	3332	0.07	4AR	54	7207	0.16	4A	81	3052	0.07	4A							

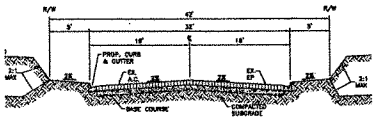
LEGEND

- BOUNDARY
- LOT LINE / RIGHT OF WAY (RW)
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN
- CENTERLINE
- PROPOSED CURB & GUTTER
- EASEMENT
- EXISTING CHAIN LINK FENCE
- EXISTING UNDERGROUND TV CABLE
- EXISTING TELEPHONE LINE
- EXISTING ELECTRIC LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE

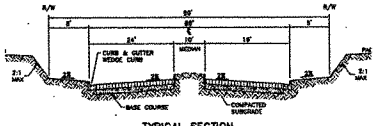




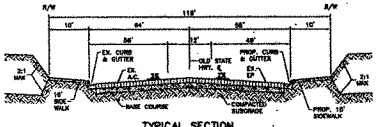
TYPICAL SECTION
STREETS 'B' AND 'C' (PRIVATE STREETS)
N.T.S.



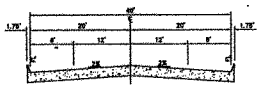
TYPICAL SECTION
STREETS 'D' AND 'E' (PRIVATE STREETS)
N.T.S.



TYPICAL SECTION
ENTRY ROAD (PRIVATE STREET)
N.T.S.



TYPICAL SECTION
EAST PALM CANYON DRIVE (PUBLIC STREET)
N.T.S.



TYPICAL SECTION
CHANNEL CROSSING BRIDGE (PRIVATE STREET)
N.T.S.