





BEING A PORTION OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 5 EAST,
SAN BERNARDINO MERIDIAN

[illegible]

EXISTING BUILDING
ZONE: "L-1"

PLANT LEGEND			
GROUND COVER			
	PURPLE LANTANA	5 GAL.	_____
	DESERT GOLD		
	(N) DESERT GOLD		
	SMOOTH AGAVE	5 GAL.	
	TROPICAL SAGE	5 GAL.	

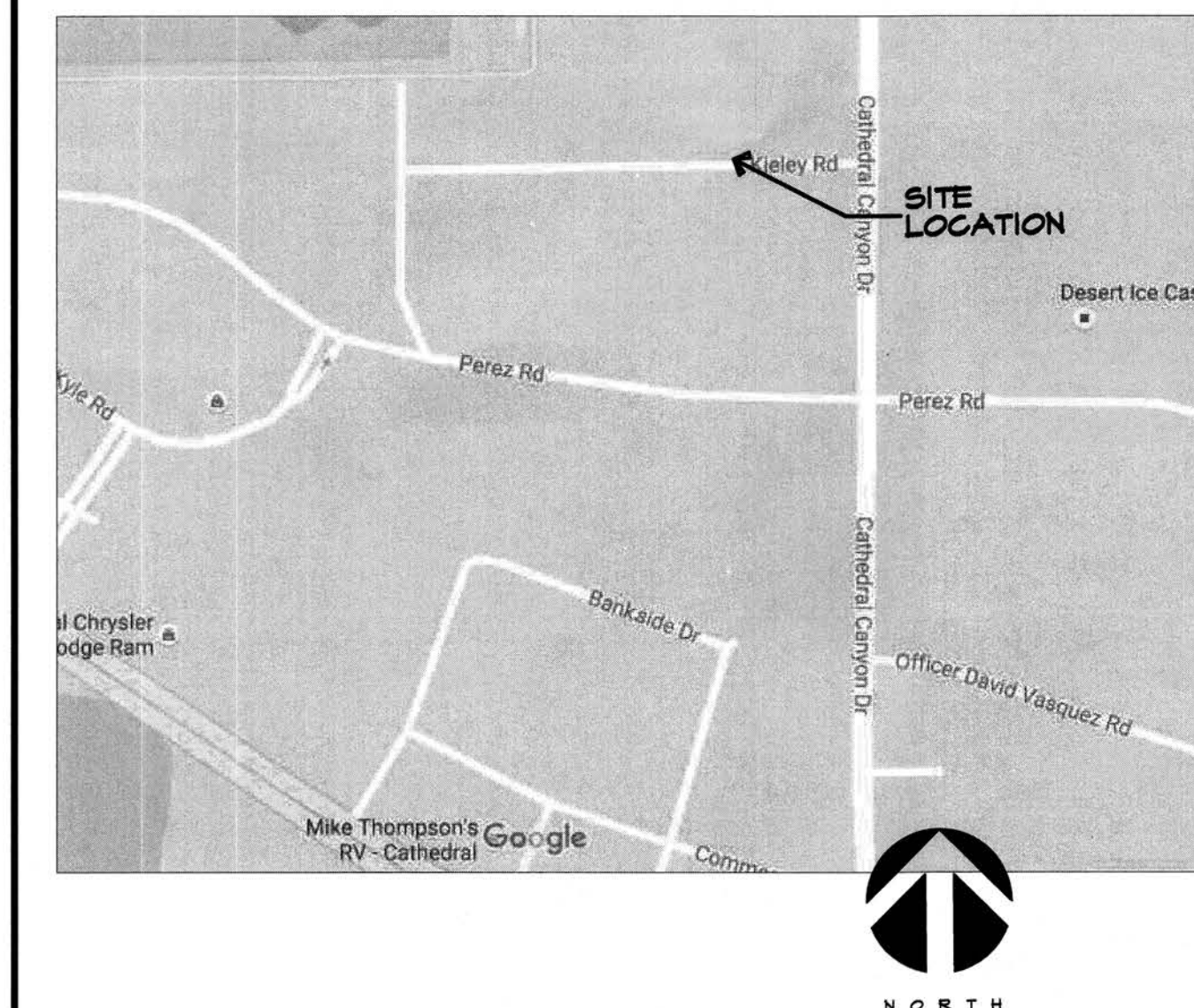
KEY BOTANICAL NAME	KEY BOTANICAL NAME	SIZE
SHRUBS		
A.G. AGAVE	AGAVE SHAWII	5 GAL.
T.R. TEXAS RANGER	LEUCOPHYLLUM FRUTESCENS	5 GAL.

1. PALM SPRINGS GOLD SAND WILL BE USED AS A BASE IN ALL PLANTING AREAS
2. BOULDERS TO BE SET 15-20 % BELOW GRADE
- 3 TREES WILL BE PLANTED W/FERTILIZER TABS & STAKED W/MIN 2 Ø' LODGE POLES PER TEE (EXCLUDING PALMS)
4. SUGGEST ESA RAIN BIRD IRRIGATION CONTROLLER.
5. INCLINE IRR. VALVES SET BELOW GRADE IN PROPER BOXES-1 PER BOX.
6. WATER TREES W/DEEP ROOT SYSTEM 2 PER TREE. MIN 2" Ø PVC. 2 DEEP.
7. EACH PLANT WILL BE HAVE AN INDIVIDUAL IRRIGATION HEAD.

THE EXISTING PARKING AREA SHALL BE REPAVED, PARKING STALLS STRIPED AND SIGNED, AND ALL EXISTING BROKEN OR DAMAGED SIDEWALK, CURB, GUTTER AND DRIVE APPROACH REPLACED. AN APPROPRIATE PLAN TO THE ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL.

RECEIVED
APR -6 2017
CITY OF CATHEDRAL CITY
PLANNING DEPARTMENT

VICINITY MAP



UTILITY PURVEYORS

SEWER & WATER:	COACHELLA VALLEY WATER DISTRICT	(760) 348-2651
TELEPHONE:	VERIZON	(800) 488-5000
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON	(800) 655-4555
GAS:	SOUTHERN CALIFORNIA GAS COMPANY	(800) 421-2200
CABLE:	TIME WARNER CABLE	(760) 340-2225
SCHOOL:	PALM SPRINGS UNIFIED SCHOOL DISTRICT	(760) 416-6000

GENERAL INFORMATION

OWNER/APPLICANT/DEVELOPER:
VALLEY COMPASSIONATE CARE
P.O. BOX 102
PALM SPRINGS, CA 92263

PROJECT ADDRESS:
68-374 KIELEY RD.
CATHEDRAL CITY, CA. 92234

ASSESSOR'S PARCEL NO.:
687-072-030

ACREAGE:

GROSS: .25 ± ACRES
LEGAL DESCRIPTION:

Recorded Book/Page: MB 059/009
Subdivision Name: TR 3627

Lot/Parcel: 38
Block: Not Available
Tract Number: Not Available

SITE DATA:
DISPENSARY: 900 SQ. FT.
CULTIVATION:

CULTIVATION:

LOWER LEVEL:	1,983 SQ. FT.
UPPER LEVEL:	3,658 SQ. FT.
CULTIVATION TOTAL:	5,641 SQ. FT.

NEW BUILDING SQ. FT.: 6,541 SQ. FT.

COVERED PARKING: 446 SQ. FT.

NEW BUILDING FOOTPRINT: 2,883 SQ. FT.

TOTAL LANDSCAPE AREA:	633 SQ. FT.
TOTAL HARDSCAPE AREA:	3,227 SQ. FT.

TOTAL HARDSCAPE AREA: 7,297 SQ. FT.
LAND AREA: ± 10,813 SQ. FT.

CATHEDRAL CITY GENERAL NOTES

1. EXISTING BUILDING BE CONNECTED TO PUBLIC SEWER. OWNER TO VERIFY POINT OF CONNECTION.
2. EXISTING TRASH ENCLOSURE TO BE REWORKED AS NEEDED SO AS TO COMPLY WITH EXISTING CITY STANDARD. THE LOCATION MUST BE APPROVED BY THE LOCAL WASTE HAULER BURRECK.
3. BUILDING ADDRESS NUMERAL TO BE PLACED ON THE 12" HIGH AND SHALL BE PLACED ON THE BUILDING PLAINLY VISIBLE FROM THE PUBLIC STREET AND SHALL BE ILLUMINATED FOR EXTERNALLY ILLUMINATED.
4. EXISTING EXTERIOR LIGHTING MUST BE SHIELDED TO PREVENT SPILL-OVER TO ADJACENT PROPERTIES.
5. EXISTING BUILDING TO BE REPAINTED AND/OR TOUCHED UP AS NEEDED.
6. ALL EXTERIOR WINDOW DOORS AND STOREFRONT OPENINGS TO BE FRAMED IN.
7. EXISTING BUILDING IS NOT FIRE SPRINKLED.

SITE PLAN



GABRIEL LUJAN & ASSOCIATES ■

**GABRIEL LUJAN
& ASSOCIATES**

DRAFTING • DESIGN • LAND PLANNING •

GABRIEL LUJAN
PRINCIPAL DESIGNER

36-947 COOK ST., STE. 104
DALLAS, TEXAS 75245
TELE: (760) 578-2555 FAX: (760) 674-8100
EMAIL: glujan@designinggroup.com

**A CONDITIONAL USE PERMIT FOR:
VALLEY COMPASSIONATE CARE #2
68-374 KIELEY RD. CATHEDRAL CITY, CA 92234**

REVISIONS	BY
△ BLDG. DEPT. PLAN CHECK	GLA

SHEET TITLE:

PRELIMINARY SITE PLAN

DRAWN
G.I.A.
CHECKED
G.I.A.
DATE
SEPTEMBER 2016
SCALE
AS NOTED
JOB NO.
CC-0928-2K16

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: : : SHEET : : :

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