

34 Sun Silestone  
 SCB 8823 Pebble Beach Blend  
 Eagle Roofing Products

Garage Door Color 182 Arizona White From FRAZEE Paint  
 Entry Door & Side 393 Sonoma  
 Garage Man Door Color From FRAZEE Paint  
 Trim & Fascia Color 546 Heatherstone From FRAZEE Paint

The Lot Will BE A Maximum Lot Coverage Of 40 % With The Proposed Structures.

SOUTHERN CALIFORNIA EDISON:  
 1. SOUTHERN CALIFORNIA EDISON  
 Approval is required for Location Of Electrical

New Site Walls To Be Under SEPARATE PERMIT

**Unauthorized Changes & Uses:**  
 The designer preparing these plans will not be responsible for, or liable for, unauthorized changes to uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

**Residential Mandatory Measures:**

- Storm water drainage and retention during construction. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which includes one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.
  - Retention basins of sufficient size shall be utilized to retain storm water on the site.
  - Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier screen, waatts or other method approved by the enforcing agency.
  - Compliance with a fully certified storm water management ordinance.

**Projections:**  
 Projections including eaves, shall be one-hour fire-resistive construction, heavy timber of at least 4" nominal depth or 2" nominal depth with a 1/2" nominal fire-resistive coating applied to the exterior face. There may be a maximum 12 inches beyond the 2 foot setback. (CBC Tables 703.2(1) and 703.2(2), with exception.)

**Utility Companies:**

Power: Southern California Edison  
 73-540 Highway 111  
 Palm Desert, CA 92260  
 Telephone: 1-(800) 655-4555

Water: Coachella Valley Water District  
 85-950 Avenue 52  
 Coachella, CA 92236  
 Telephone: 1-(760) 398-2651  
 Fax Number: 1-(760) 398-3711  
 Southern California Gas Company  
 Telephone: 1-(800) 427-2200

Gas Company: Warner-Cable Road Runner  
 81-507 Dr. Carson Boulevard # C-7  
 Indio, CA 92201  
 Telephone: 1-(800) 340-0183  
 Telephone: 1-(760) 340-2225  
 Palm Springs School Unified District  
 980 East Tahquitz Canyon Way  
 Palm Springs, CA 92276  
 Telephone: 1-(760) 416-6000  
 City Hall Building & Safety Dept.  
 66-700 Avenida Lalo Guerrero  
 Cathedral City, CA 92234  
 Phone Number: 1-(760) 770-6340

**811 Know what's below. Call 811 before you dig.**

**Storm Water And Retention:**  
 Projects disturbing less than one acre shall comply with Section 4.105.2 of The California Green Building Standards Code (CGSB).

Compliance:  
 Use STRAW WATTLES  
 Straw Wattles or Fiber Rolls are very similar to Straw Bales however, they come in rolls and are designed to be placed along the contours of a slope to prevent sediment discharge. Straw Wattles allow water to seep through the material preventing the transfer of sediment. Proper installation of Straw Wattles requires the Wattles to be attached into the ground at least 2' - 3' deep and stacked roughly every four feet. (b) Minimum Slope Requirements of Straw Wattles on a slope to roughly one stake every Four

A. P. N. Number = 675-362-014

Lot No. 493  
 68945 DURANGO ROAD  
 CATHEDRAL CITY, CA 92234

Legal Description: LOTS 493 TO 511 IN TRACT MAP 10000, BEING PART OF SECTION 17, TOWNSHIP 12N, RANGE 18E, S. 1/4, S. 1/4, CITY OF CATHEDRAL CITY, CALIFORNIA, COUNTY OF RIVERSIDE, CALIFORNIA.

Times Brothers Map & Contract: 10/01/21 Year 2/09

Zone/Classification: R-1 Residential Single-Family

Severance: On City Street

Occupancy: S.F.

Type Of Construction: N.B.

Specimen Request: YES

Take Exist: Single Family Residence

Conditioning Living Area: 2,400.0 Sq. Ft.

Two-Car Garage Area: 500.0 Sq. Ft.

Covered Entry Area: 80.0 Sq. Ft.

Rear Covered Patio Area: 288.0 Sq. Ft.

Total Construction Area: 3,268.0 Sq. Ft.

Lot Area: 8,100.0 Sq. Ft. - 0.18 Acres

**Code Requirements:**  
 This Project Comply with:

- 2022 California Building Code
- 2022 California Electrical Code
- 2022 California Mechanical Code
- 2022 California Plumbing Code
- 2022 California Energy Code
- 2022 California Fire Code
- 2022 California Residential Code
- 2022 Green Code

All Other State and Local Codes that are applicable

**Note:**

- Ingration Controllers: Field verify controller installation when the controllers are installed by the contractor time of building final.
- If Finish Floor of dwelling is not above upstream manhole provide Backwater Valve per C.P.C. 710.
- Foundation above such elevation shall not discharge through the backwater valve.
- Foundation Elevation Must Be 18" (inches) Above Top Of Curb Or Crown Of Street Unless Engineered Design Provides Equivalent Protection. (1805 CBC Ord. amendment)
- Minimum 50 % Front Yard Landscaping
- Landscaping To City Standards
- All Existing Block Walls to be of Sound Construction and 6' High from Proposed Site Side.
- Provide Termite Treatment Of Soils Prior To Pouring Concrete.
- Curb and Gutter are Existing Curb Cut For Driveway Approach & City Side Walk Will Be Under A Separate Permit.

Per Precise Grading Plan  
 Finish Floor Elevation = 376.87  
 Finish Grade Elevation = 376.20

Job Address: Lot No. 493  
 68945 DURANGO ROAD  
 CATHEDRAL CITY, CA 92234

Job Number: WEW160@wecon.com

Job Status: **WEW CONSTRUCTION, INC.**  
 P.O. BOX 444  
 THOUSAND PALMS, CA 92276  
 Phone No. 1-(760) 424-9667  
 E-Mail Address: WEW160@wecon.com

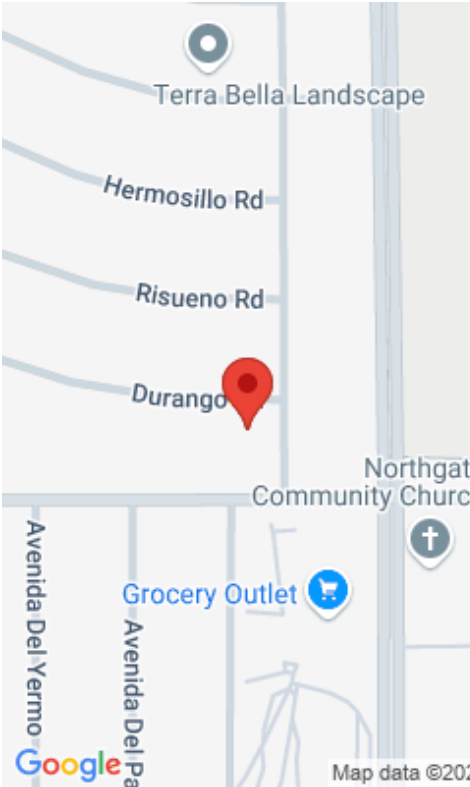
# 68955 DURANGO RD, CATHEDRAL CITY, CA 92234, USA

<https://scottnewtonrealestate.com>

New home coming soon. Plans have been approved. 4 Bedrooms, 2 Baths. 2400 sf of living space, covered patio, RV parking, Solar will be paid.

**\$875,000**

- 4 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 2400 sq ft



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Lot size:** 8276 sq ft

**Subdivision Name:** Panorama

**Lot Size Acres:** 0 acres

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Area:** 2400 sq ft

**Year built:** 2024

**Bathrooms Full:** 2

**County:** Riverside

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## Building Details

**Cooling features:** Air Conditioning, Central Air

**Garage spaces:** 2

**Heating:** Forced Air, Natural Gas

**Levels:** One

**Building Area Total:** 2400 sq ft

**Sewer:** In, Connected and Paid

**StoriesTotal:** 1

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## Amenities & Features

**Flooring:** Tile

**Parking Features:** Garage Door Opener

**Fencing:** Block

**Lot Features:** Landscaped

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## Miscellaneous

**CrossStreet:** Avenida La Vista

**Listing Terms:** Cash, Cash to New Loan, Conventional, VA Loan

**Special Listing Conditions:** Standard

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## Courtesy of



**List Office Name:** Keller Williams Realty

