



SITE DATA			
	REQUIRED	PROPOSED	
LOT AREA	±43,751	SQ. FT.	
	±1.01	ACRES	
ZONING	OLD TOWN HIGHWAY COMMERCIAL (OTHC)		
GENERAL PLAN DESIGNATION	COMMERCIAL, OFFICE, MIXED USE		
TOTAL GROSS BLDG. AREA	15,111 SF MAX	15,075 SQ. FT.	
FLOOR AREA RATIO	0.35 MAX	0.35 (15,075 SQ. FT.)	
FRONT SETBACK	15' MIN BUILDING 10' PARKING	COMPLIED	
SIDE SETBACK	10'-0"	0'	
REAR SETBACK	10'	0'	
TOTAL PARKING	6 SPACES + 2 FOR CARETAKER	EXISTING ±8 SPACES	
MAX HEIGHT	40'	TBD	
STORAGE BUILDING AREA TABULATIONS (SQUARE FEET)			
BUILDING A	SELF STORAGE	OFFICE	TOTAL
BUILDING A	2,700		2,700
BUILDING B	5,400		5,400
BUILDING C	6,975		6,975
TOTAL BUILDING AREA	15,075		15,075
ESTIMATED NET RENTABLE			15,075
BUILDING CONSTRUCTION TYPE: B1			
OCCUPANCY CLASSIFICATION: S-1			

R & B STORAGE LP  
**PURELY STORAGE**  
 YUCCA VALLEY, CA

**YIELD STUDY**

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JOB NUMBER: 23-1016  
 SCALE: 1" = 20'  
 DATE: 11/15/2023

NORTH

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