

PROJECT SCOPE

A CONDITIONAL USE PERMIT (CUP) FOR 57889 PUEBLO TRAIL, TO ALLOW NON-RELIGIOUS ASSEMBLY RELATED TO EVENTS HOSTED THE VENUE AT APN: 058802121 AND AN ACCESSORY PARKING LOT AT APN: 058801601.

NO PROPOSED WORK AT AFFILIATED LOTS APN: 058802128, 058802129

LEGAL DESCRIPTION

SITE ADDRESS: 57889 PUEBLO TRAIL, YUCCA VALLEY, CA 92284

LAND USE DISTRICT: RURAL RESIDENTIAL (RR-0.5) 0.5 AC MIN ZONING DISTRICT: R-S-2

APN: 058802121, 058801601, 058802128, 058802129

APPLICANT: HIGH DESERT CENTER, LLC, 5925 N. MINA VISTA AVE, TUCSON, AZ 85718, (760) 646-0642

PREPARATION DATE: 08/15/2024

SITE PLAN LEGEND

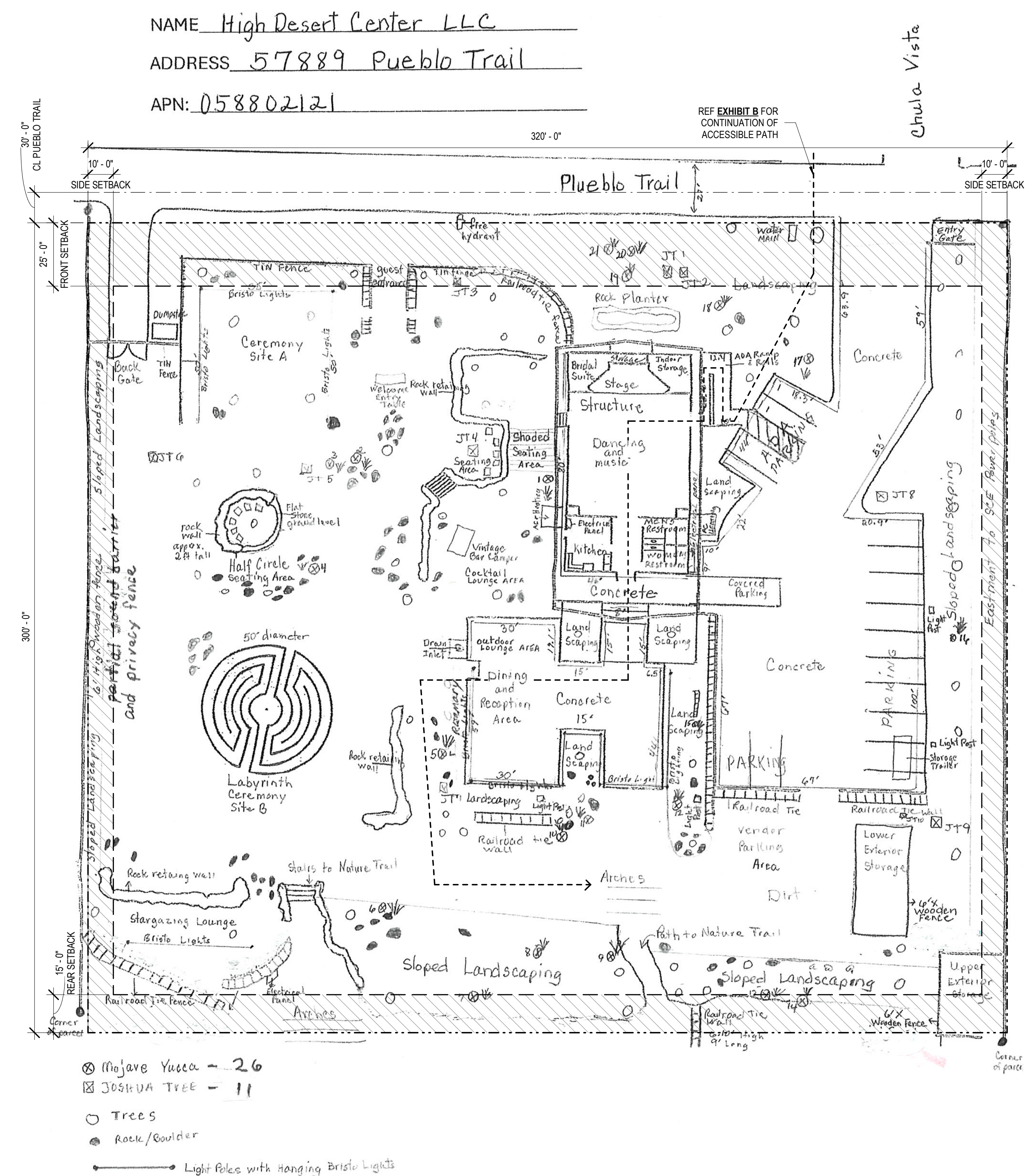
- EXISTING STRUCTURES TO REMAIN
- PROPERTY LINE
- SETBACKS
- PROPOSED NATIVE LANDSCAPING
- EXISTING JOSHUA TREE TO REMAIN
- EXISTING MOJAVE YUCCA TO REMAIN
- ACCESSIBLE PATH OF TRAVEL
- LOW LEVEL LIGHTING BOLLARD IN COMPLIANCE W/ YV DEVELOPMENT CODE

PARKING SPACE ANALYSIS

LAND USE/REQUIREMENT	PARKING RATE	REQ	PROV
PLACES OF ASSEMBLY	50-SPACES / 100 PEOPLE	50	50
DISABLED SPACES:	2 FOR 26-50 SPACES	2	2
VAN ACCESSIBLE:	1 PER EVERY 8 DISABLED SPACE	1	1
EVCS (PER CBC 5.106.5.3.3)	2 FOR 26-50 SPACES	2	2
TOTAL NEW SPACES			50
TOTAL EXISTING SPACES (SEE EXHIBIT A)			14
EXISTING DISABLED SPACES (SEE EXHIBIT A)			3

LANDSCAPING STANDARDS ANALYSIS

APN	MIN. LANDSCAPED AREA	PROVIDED AREA
058801601 (ZONE: R-S-2)	5% OF PARKING AREA	7,519 SF / 27,249 SF = 28%



SANCTUARY SITE PLAN 2
N.T.S.

VICINITY MAP 1
1" = 200'-0"

REVISION: 09/12/2024

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SITE PLAN LEGEND

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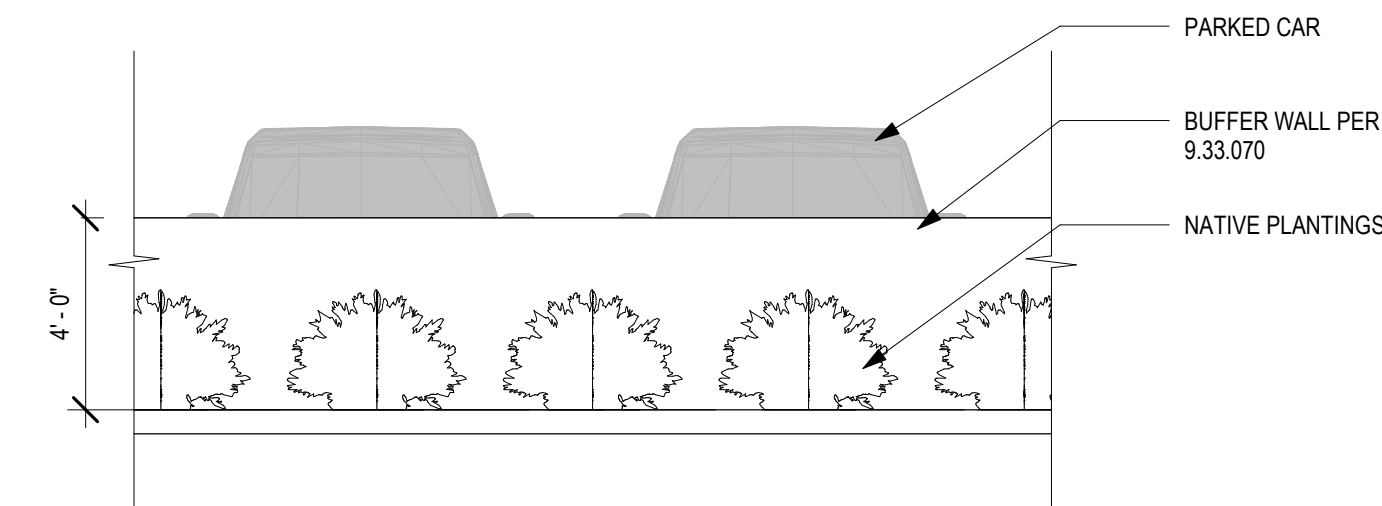
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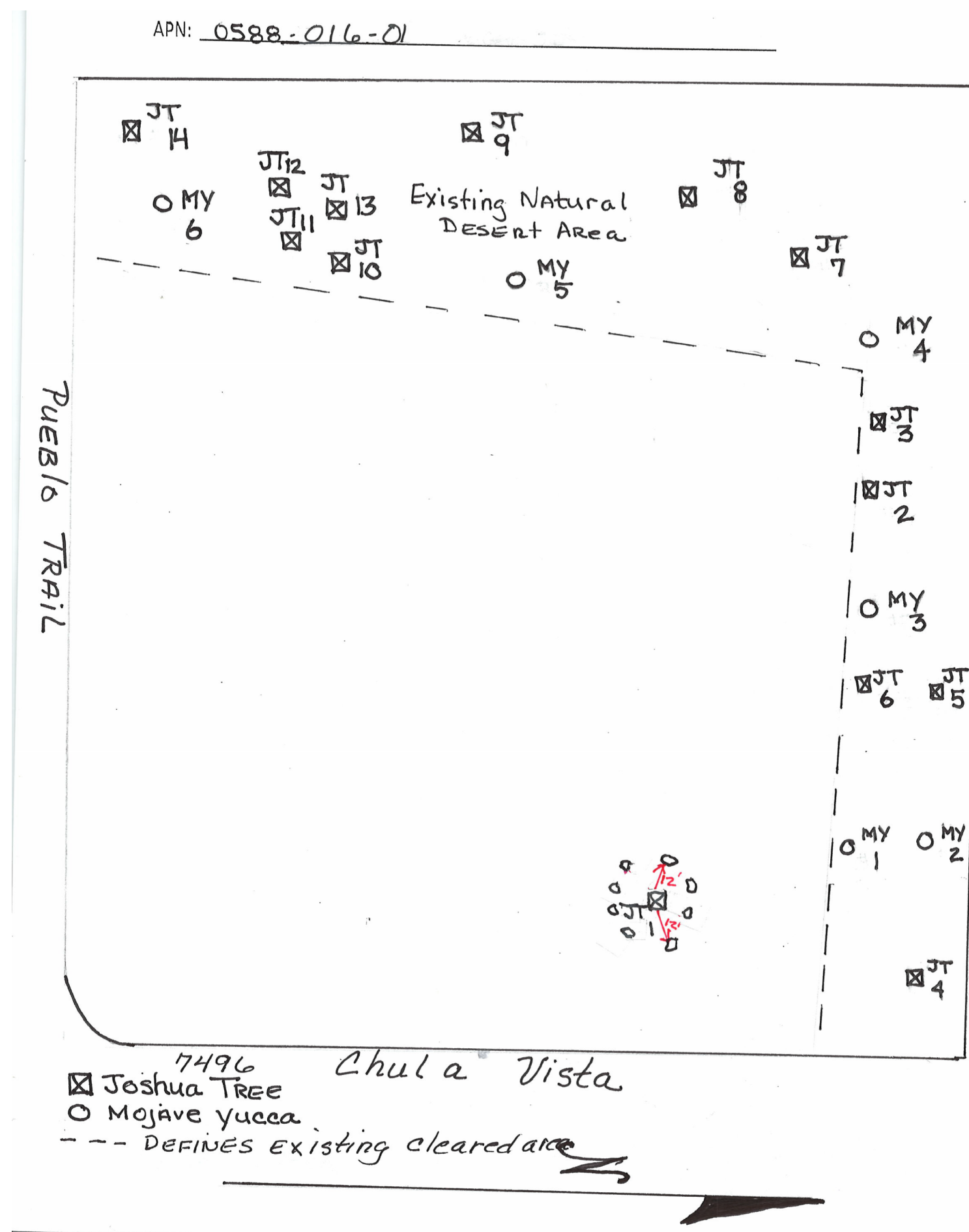
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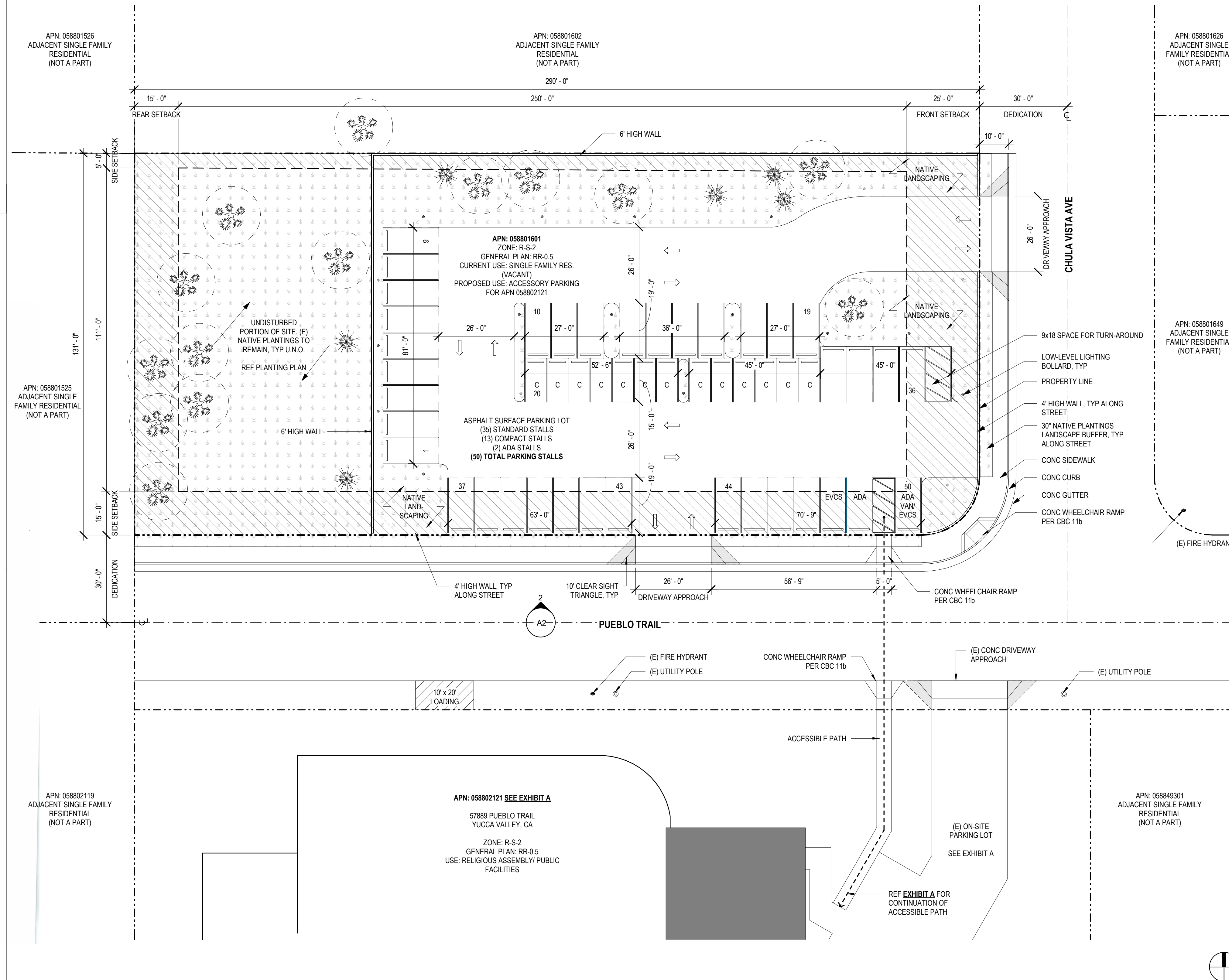
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ELEVATION AT STREET-FACING PARKING BUFFERING
1/4" = 1'-0" **2**



PLANTING PLAN
12" = 1'-0" **3**



OFF-SITE PARKING LOT PLAN
1" = 20'-0" **1**