

**PROJECT SCOPE**

A CONDITIONAL USE PERMIT UNDER THE PROVISIONS OF DEVELOPMENT CODE 9.38 TO ALLOW PRIVATE OUTDOOR WEDDINGS, CELEBRATIONS OF LIFE, AND SIMILAR SIZE/SCALE PRIVATE EVENTS ON A DEVELOPED PROPERTY SPANNING FOUR PARCELS. APN 0588-021-21 CONTAINS AN EXISTING TYPE-VB STRUCTURE (±3,570 SF), GARDENS, NATIVE LANDSCAPING, AND PAVED PARKING LOT. APN'S 0588-021-28 & -29 CONTAIN AN EXISTING WALKING PATH AND NATIVE LANDSCAPING THAT IS TO REMAIN. A NEW PAVED PARKING LOT AND RESTORATIVE NATIVE PLANTINGS ARE PROPOSED AT APN 058801601.

**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, 058802128, 058802129, 058801601

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

**PREPARATION DATE:** 10/20/2025

**PLAN LEGEND**

- EXISTING STRUCTURES TO REMAIN
- EXISTING ROCK PILE WALL
- PROPERTY LINE
- SETBACKS
- ACCESSIBLE AREA
- EXISTING JOSHUA TREE, 50' RADIUS SHOWN
- EXISTING JOSHUA TREE TO BE REMOVED, 50' RADIUS SHOWN
- EXISTING MOJAVE YUCCA
- EXISTING MOJAVE YUCCA TO BE REMOVED
- ACCESSIBLE PATH OF TRAVEL

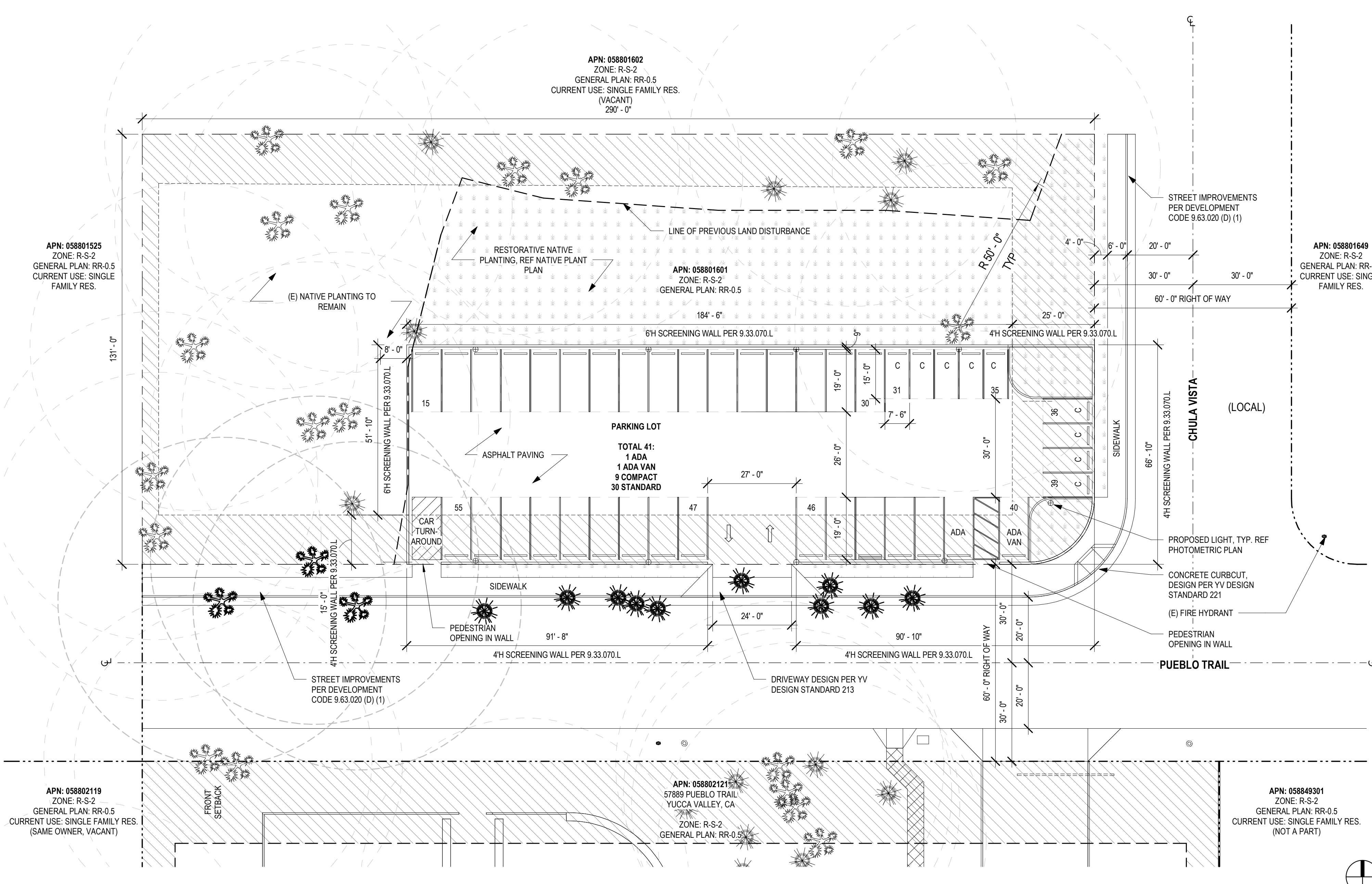
**PARKING SPACE ANALYSIS**

REQUIREMENT	PARKING RATE	REQ	PROV
GUEST SPACES (PER 9.38.20)	1 SPACE / EVERY 2 GUESTS	50	50
EMPLOYEE SPACES (PER 9.38.20)	1 SPACE / EMPLOYEE	5	5
<b>TOTAL SPACES</b>			<b>55</b>

ACCESSIBLE PARKING (INCLUDED IN OVERALL PARKING COUNTS)			
ACCESSIBLE SPACES	3 FOR 51-75 TOTAL	3	3
VAN ACCESSIBLE SPACES	1 PER EVERY 8 DISABLED PER LOT	2	2

EVCS PARKING (NOT INCLUDED IN OVERALL PARKING COUNTS)			
EVCS (PER GBC 5.106.5.3)	4 FOR 26-50 NEW SPACES	4	4
EVCS ACCESSIBLE	1 FOR 1-4 EVCS STALLS (1ST STALL TO BE VAN)	1	1

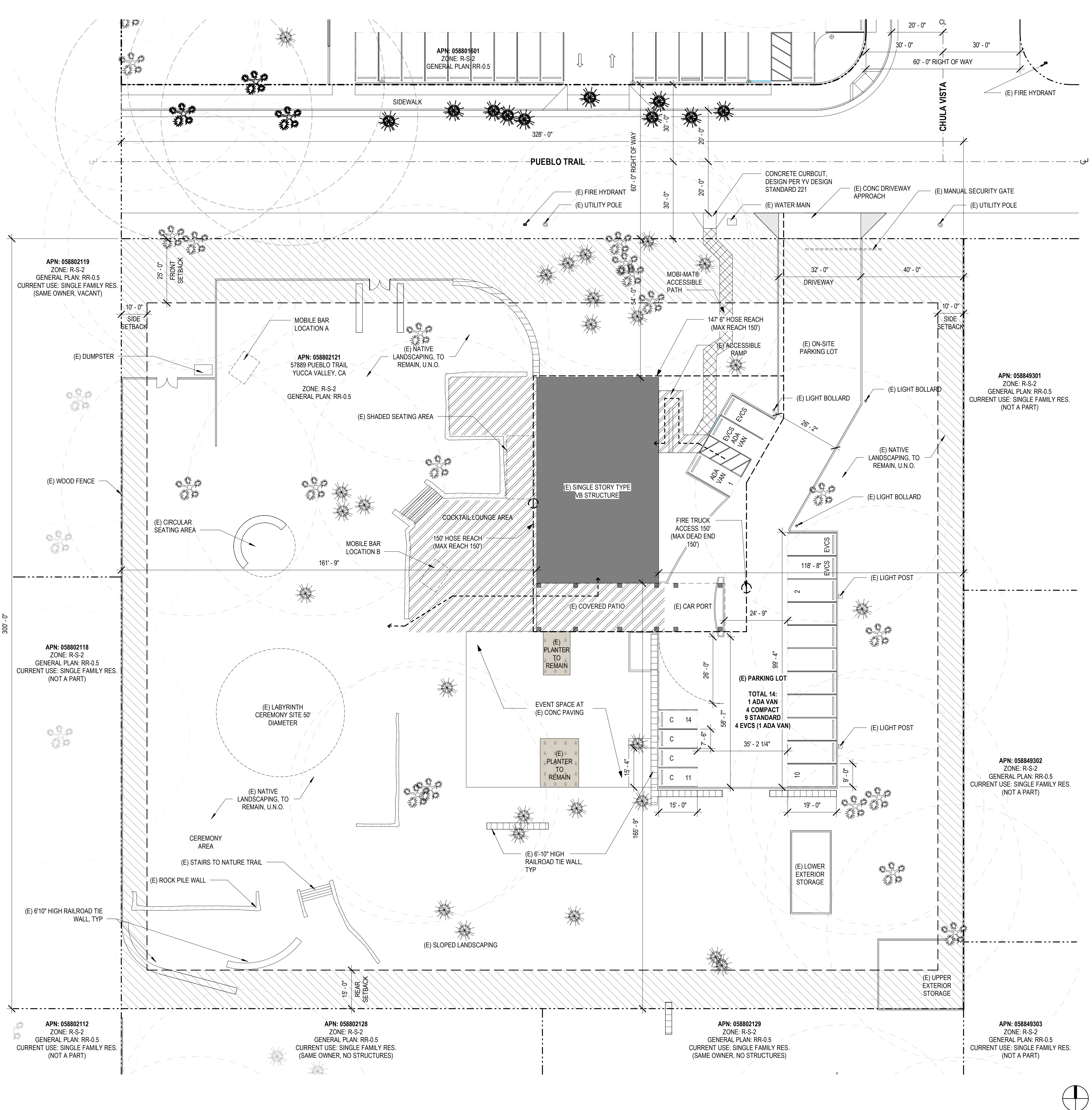
NOTES:  
 • 25% OF THE REQ'D SPACES MAY BE ALLOCATED FOR COMPACT PARKING  
 • NO LOADING AREA REQ'D FOR PROJECTS <5,000 SF (9.33.030 TABLE 3-4)



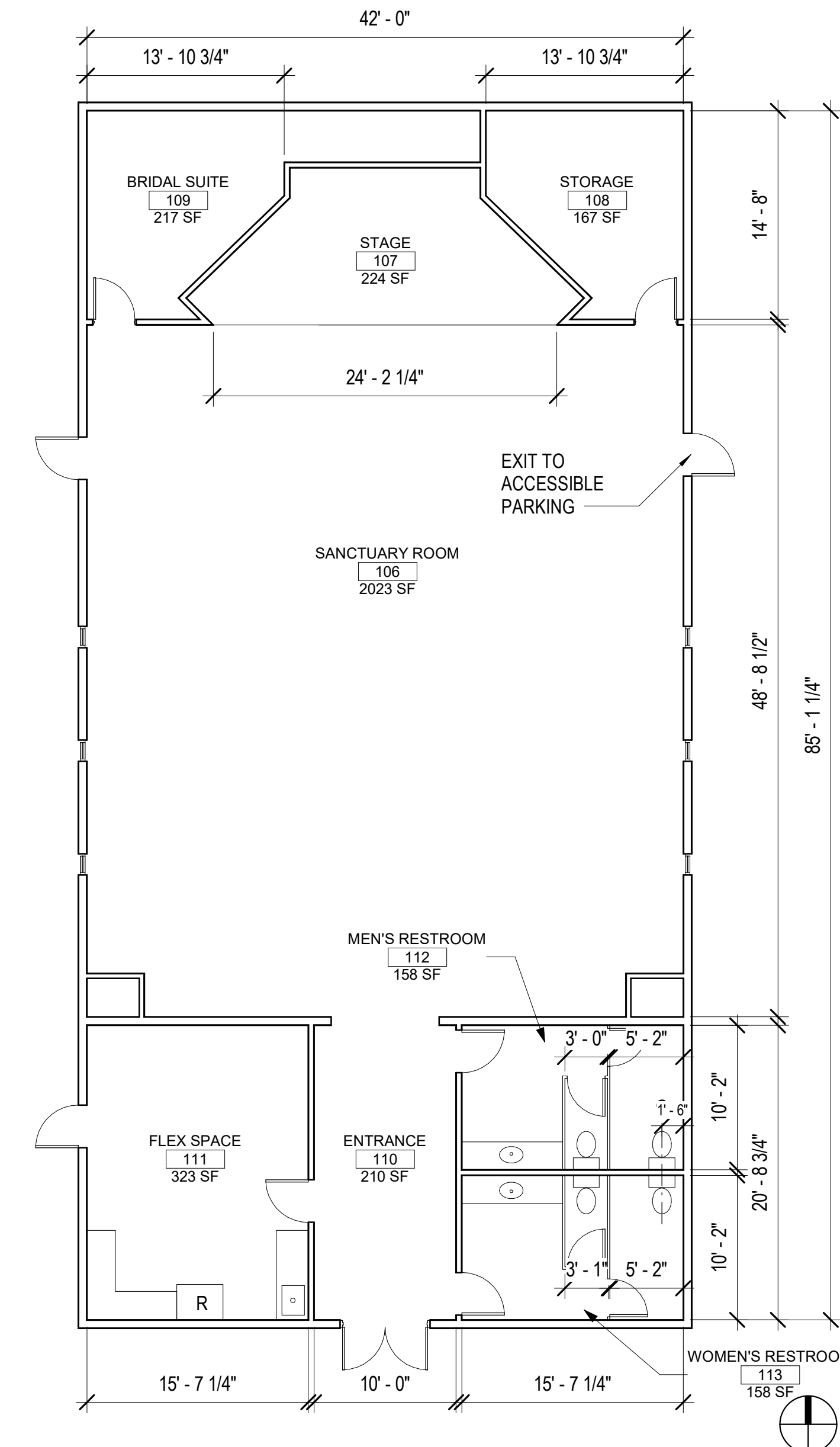
**SITE PLAN - APN 058801601**  
1" = 20'-0" 02

**VICINITY MAP APN 058801601**  
1" = 200'-0" 01

**EXHIBIT A**



**SITE PLAN - APN 058802121**  
1" = 20'-0" **03**



**EXISTING FLOOR PLAN 02**  
1/8" = 1'-0"



**VICINITY MAP APN 058802121 EXHIBIT A**  
1" = 200'-0" **01**

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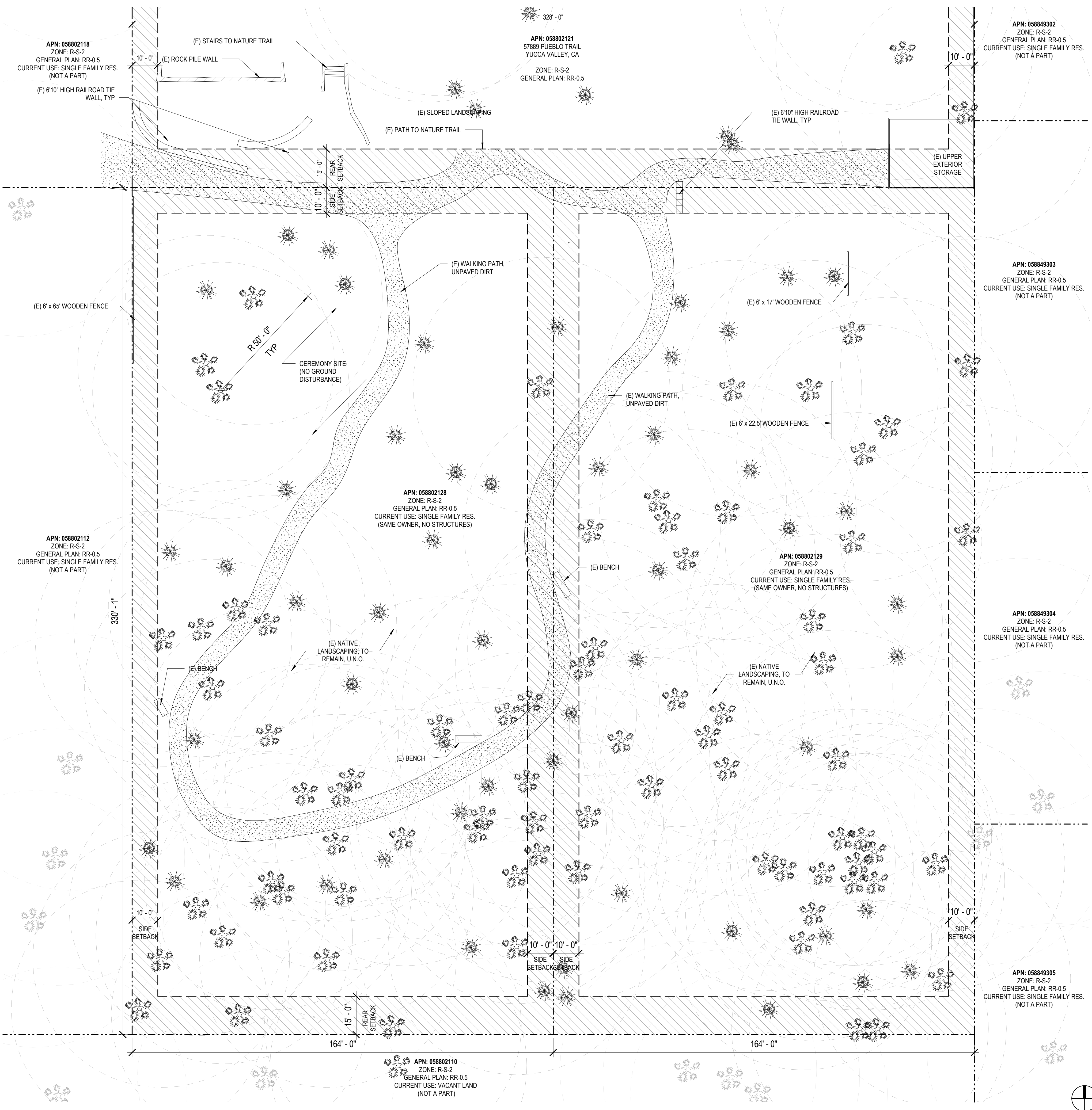
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**SITE PLAN - APN 058802128 & 9**  
1" = 20'-0" **02**



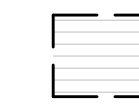






**VICINITY MAP APN 058802128 & 9 EXHIBIT A**  
1" = 200'-0" **01**

**EXHIBIT A**

**A3**

TUMBLEWEED SANCTUARY - CUP  
57889 PUEBLO TRAIL, 92284  
SCALE AT 24 X 36:  
As Indicated  
10/31/2025 11:40:30 AM

**PROPOSED NATIVE PLANTINGS LEGEND  
APN 058801601**

-  AREA OF RESTORATION AT PREVIOUSLY DISTURBED LOCATIONS
-  BEAVERTAIL CACTUS
-  BLACKBRUSH
-  CREOSOTE BUSH
-  CHIA - SALVIA COLUMBARIAE
-  SILVER CHOLLA
-  ENGELMANN'S HEDGEHOG CACTUS

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


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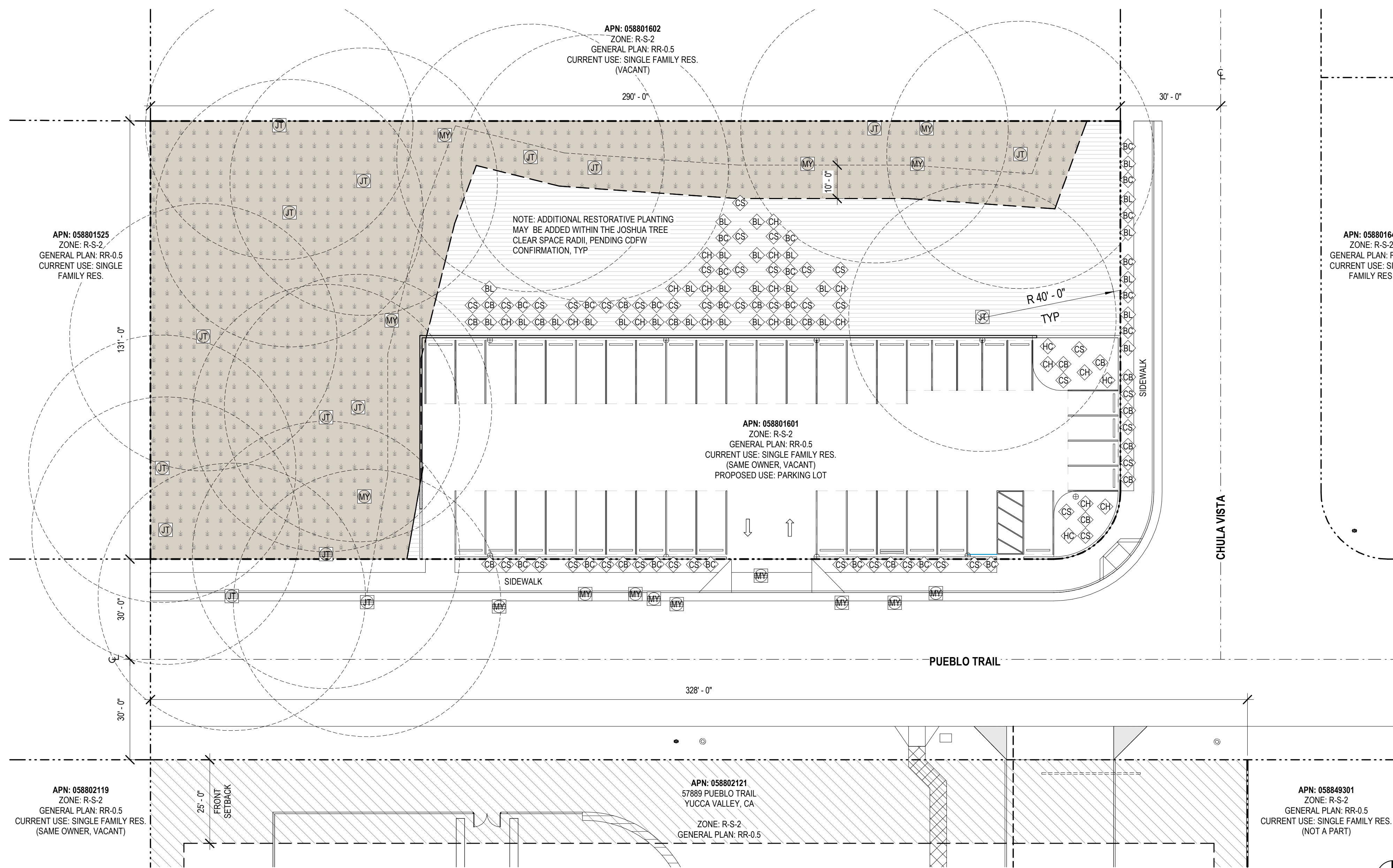
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**(E) NATIVE PLANT LEGEND**

-  YUCCA BREVIFOLIA / WESTERN JOSHUA TREE
-  YUCCA BREVIFOLIA / WESTERN JOSHUA TREE (DECEASED)
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-  YUCCA SCHIDIGERA / MOJAVE YUCCA
-  YUCCA SCHIDIGERA / MOJAVE YUCCA (RELOCATE)
- N/A NOLINA PARRYI / PARRY'S NOLINA
- N/A JUNIPERUS CALIFORNICA / CALIFORNIA JUNIPER
- N/A YUCCA WHIPPLEI / OUR LORD'S CANDLE
- N/A PINUS MONOPHYLLA / PINON PINE

- (E) NATIVE PLANTING TO REMAIN MIX:
- CHIA, SALVIA COLUMBARIAE - VERY FREQUENT, APPROX. 8' SPACING
  - BLACKBRUSH, COLEOGYNE RAMOSISSIMA - VERY FREQUENT, APPROX. 8' SPACING
  - SILVER CHOLLA, CYLINDROPUNTIA ECHINOCARPA - FREQUENT, APPROX. 15' SPACING
  - BEAVERTAIL CACTUS, OPUNTIA BASILARIS - FREQUENT, APPROX. 15' SPACING
  - CREOSOTE BUSH, LARREA TRIDENTATA - FREQUENT, APPROX. 10' SPACING
  - ENGELMANN'S HEDGEHOG CACTUS, ECHINOCEREUS ENGELMANNII - RARE, 4 QTY ON THE ENTIRE PARCEL

\* ALL EXISTING PLANTINGS TO REMAIN UNLESS NOTED OTHERWISE. PLEASE REFER TO BIOLOGICAL REPORT FOR MORE INFORMATION ON THE VARIOUS PLANT SPECIES OBSERVED DURING THE SURVEYS.



**NATIVE PLANT & RESTORATION PLAN - APN 058801601**  
1" = 20'-0" **02**

**VICINITY MAP APN 058801601 EXHIBIT B**  
1" = 200'-0" **01**

**EXHIBIT B**

**PROPOSED NATIVE PLANTING LEGEND  
APN 058802121**

- ◊ DESERT WILLOW
- ◊ CREOSOTE BUSH
- ◊ SUGAR BUSH

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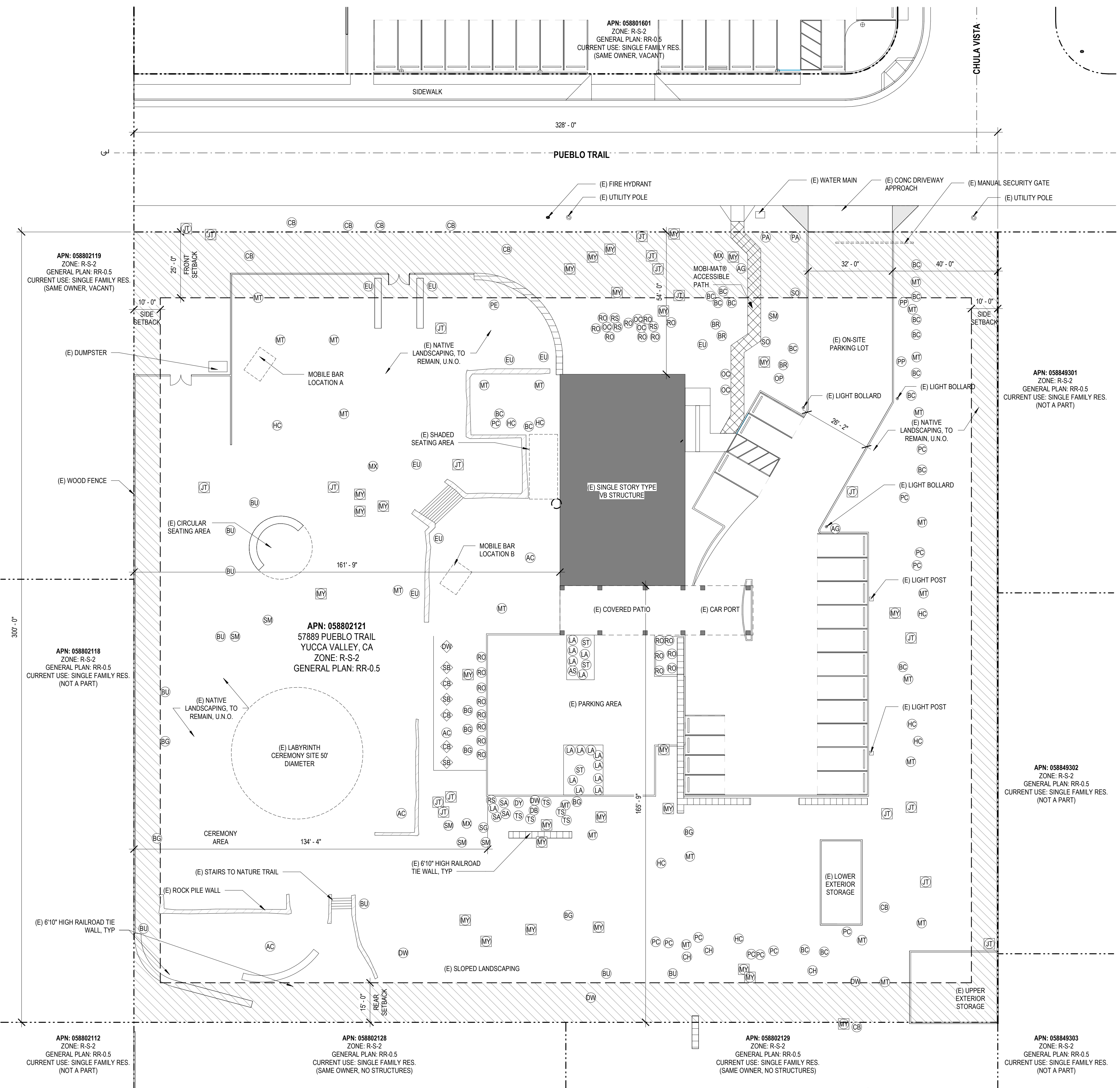
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**(E) PLANT LEGEND APN 058802121**

- ◊ ACACIA TREE - QTY:4
- ◊ AGAVE - QTY:2
- ◊ AUTUMN SAGE - QTY:1
- ◊ BARREL CACTUS - QTY:3
- ◊ BEAR GRASS - QTY:8
- ◊ BEAVERTAIL CACTUS - QTY:17
- ◊ BUTTERFLY TREE - QTY:9
- ◊ CREOSOTE BUSH - QTY:8
- ◊ CHOLLA, SILVER - QTY:3
- ◊ DESERT BROOM - QTY:1
- ◊ DESERT WILLOW - QTY:4
- ◊ DAISY - QTY: 1
- ◊ EUCALYPTUS - QTY:8
- ◊ HEDGEHOG CACTUS - QTY:8
- ◊ LAVENDER - QTY:15
- ◊ MESQUITE TREE - QTY:23
- ◊ MEXICAN BIRD OF PARADISE - QTY:3
- ◊ OCOTILLO - QTY:5
- ◊ ORGAN PIPE CACTUS - QTY:1
- ◊ PENCIL CHOLLA - QTY:12
- ◊ PRICKLY PEAR CACTUS - QTY:2
- ◊ PEPPER TREE - QTY:1
- ◊ PALM TREE - QTY:2
- ◊ RUSSIAN SAGE - QTY:4
- ◊ ROSEMARY - QTY:22
- ◊ SHOESTRING ACACIA - QTY:4
- ◊ SAND GOLDEN HEATER - QTY:1
- ◊ SUMAC - QTY:6
- ◊ SAGUARO - QTY:2
- ◊ SACAHUISTA - QTY:3
- ◊ TEXAS SAGE - QTY:5

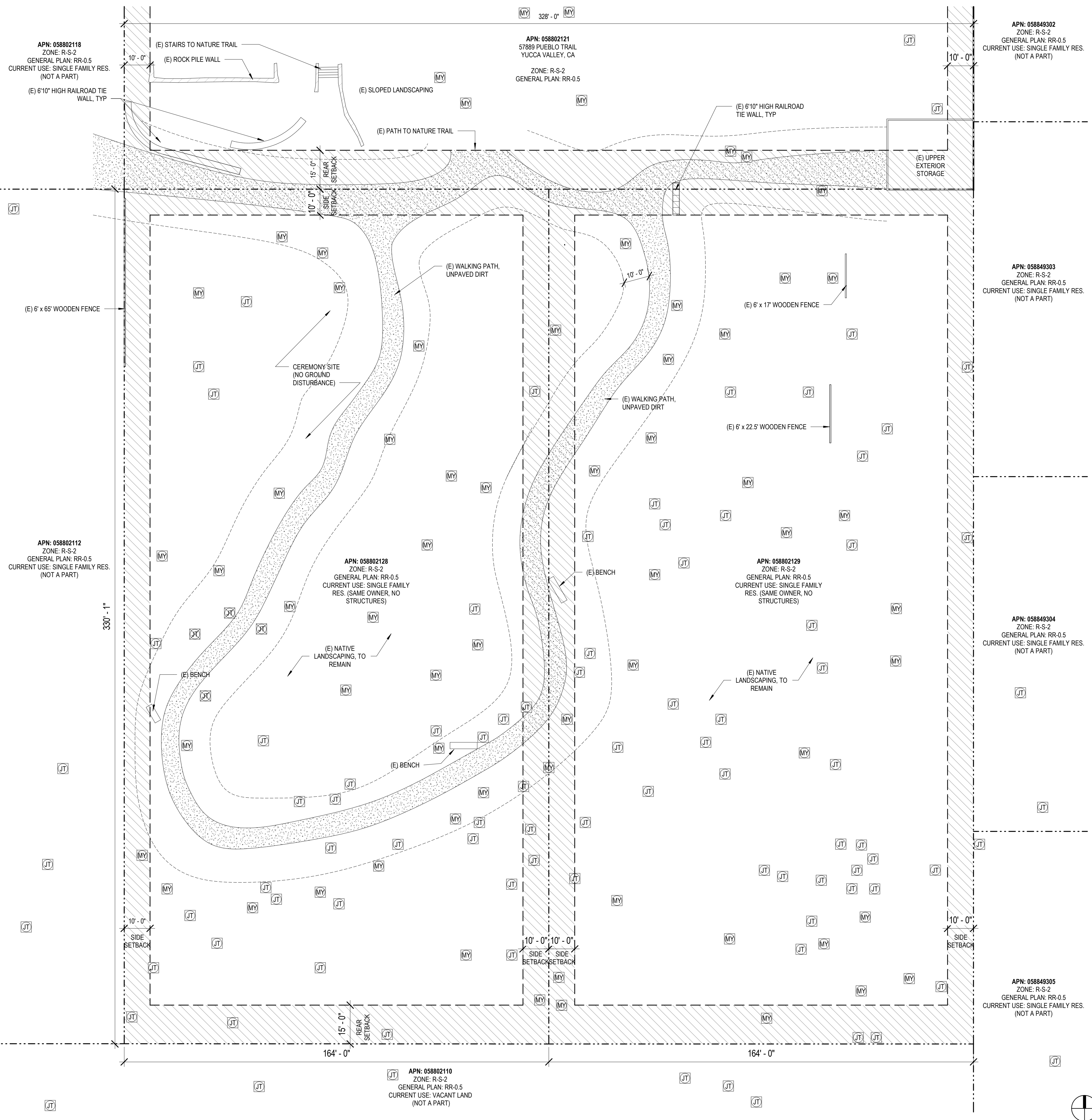


**VICINITY MAP APN 058802121 EXHIBIT B**  
1" = 200'-0" 01

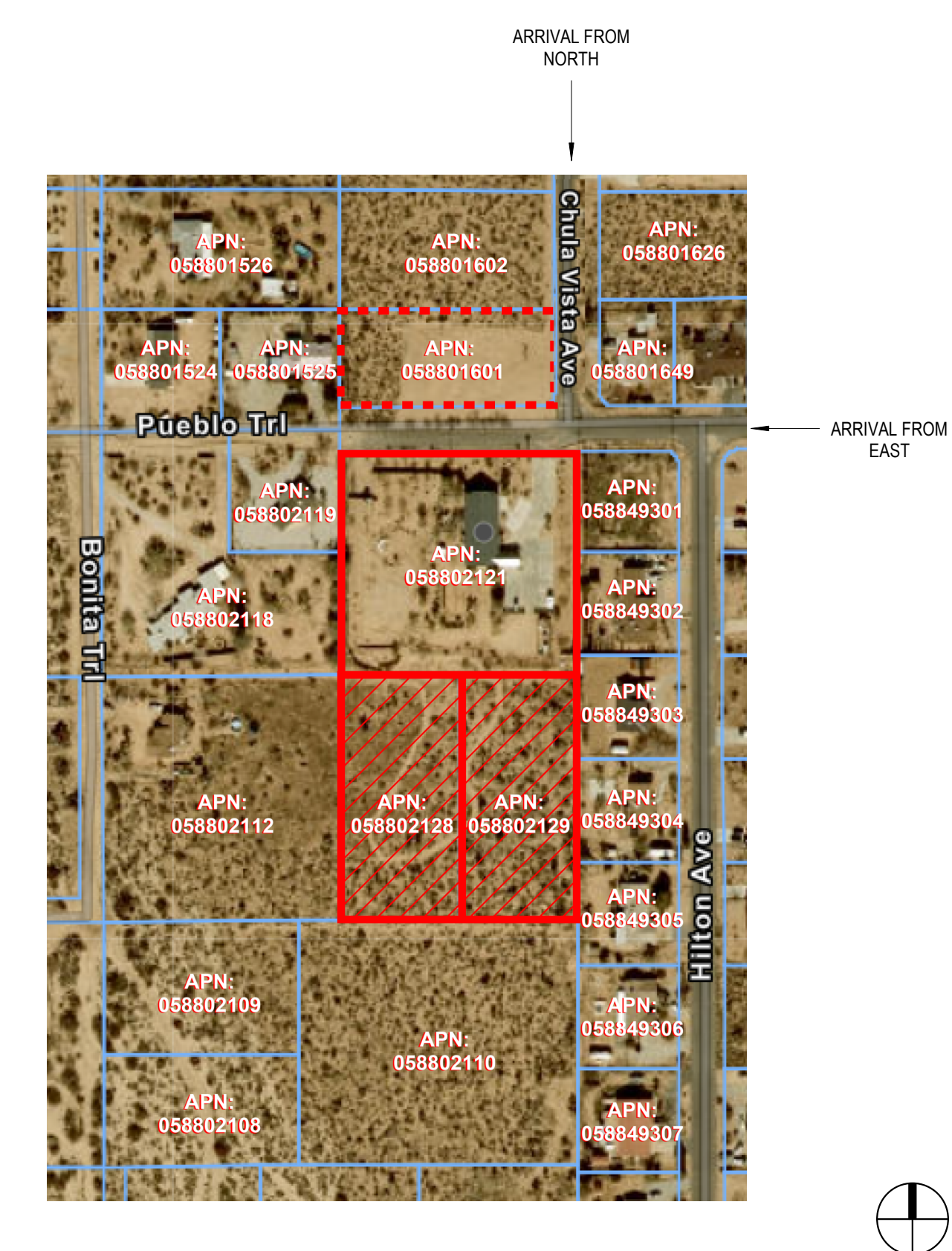


**NATIVE PLANT & LANDSCAPING PLAN - APN 058802121**  
1" = 20'-0" 02

**EXHIBIT B**



NATIVE PLANT PLAN - APN 058802128 & 9  
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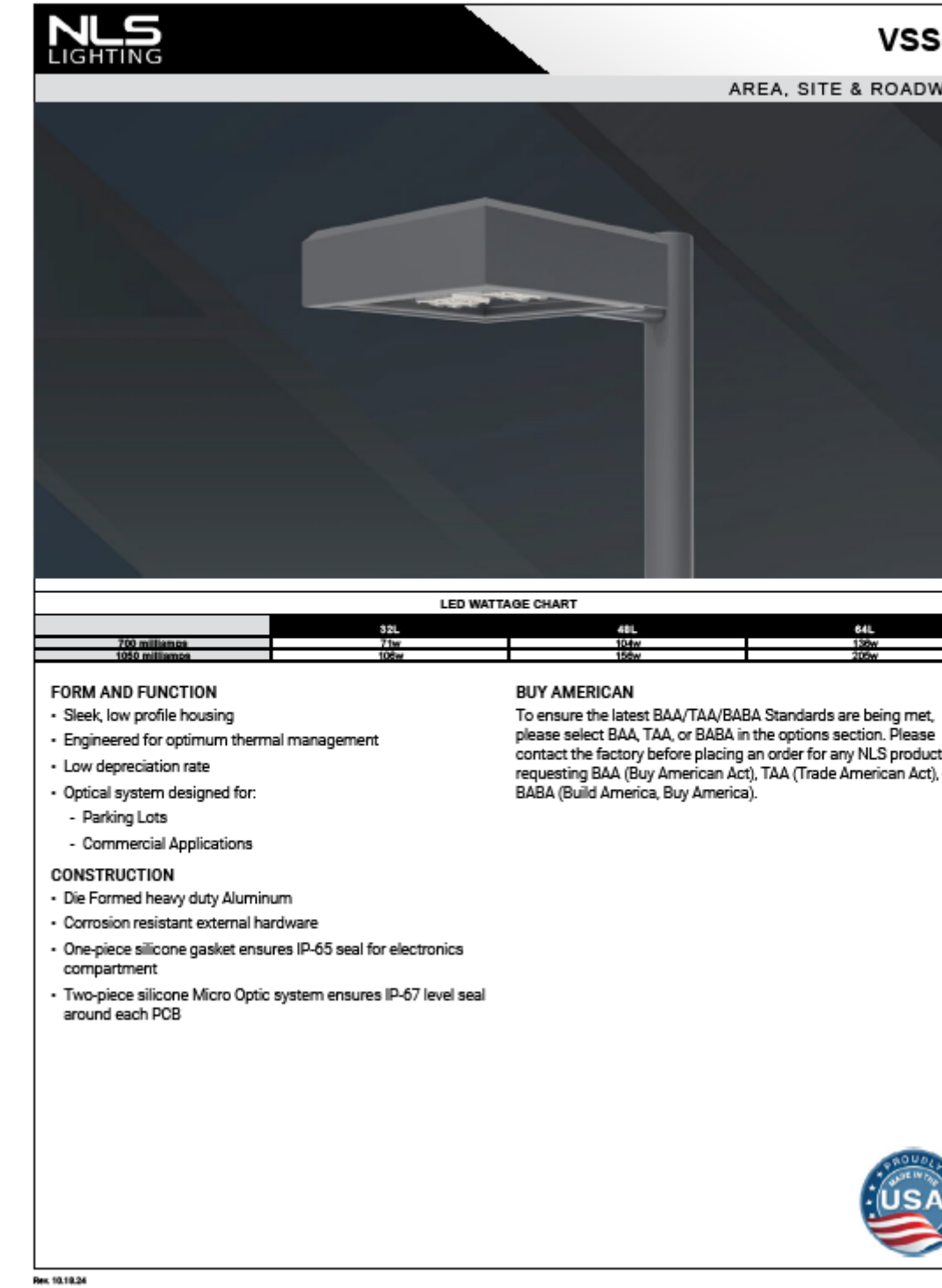
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# PARKING LIGHT SPECIFICATION



**FORM AND FUNCTION**

- Sleek, low profile housing
- Engineered for optimum thermal management
- Low depreciation rate
- Optical system designed for:
  - Parking Lots
  - Commercial Applications

**CONSTRUCTION**

- Die Formed heavy duty Aluminum
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB

Symbol	City	Label	Arrangement	Arrangement Luminaire Lumens	LLF	Description
☐	☐	L1	Single	4247	0.850	NLS 7' VSS-1-Y4-XL-7-30R-UNV-HSS

Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
NW SPILL	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.
PARKING	Illuminance	Fc	2.02	12.2	0.1	20.20	122.00
SE SPILL	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.

SPECIFICATION AND PHOTOMETRICS:  
PLP SOCIAL JOSEPH YAM

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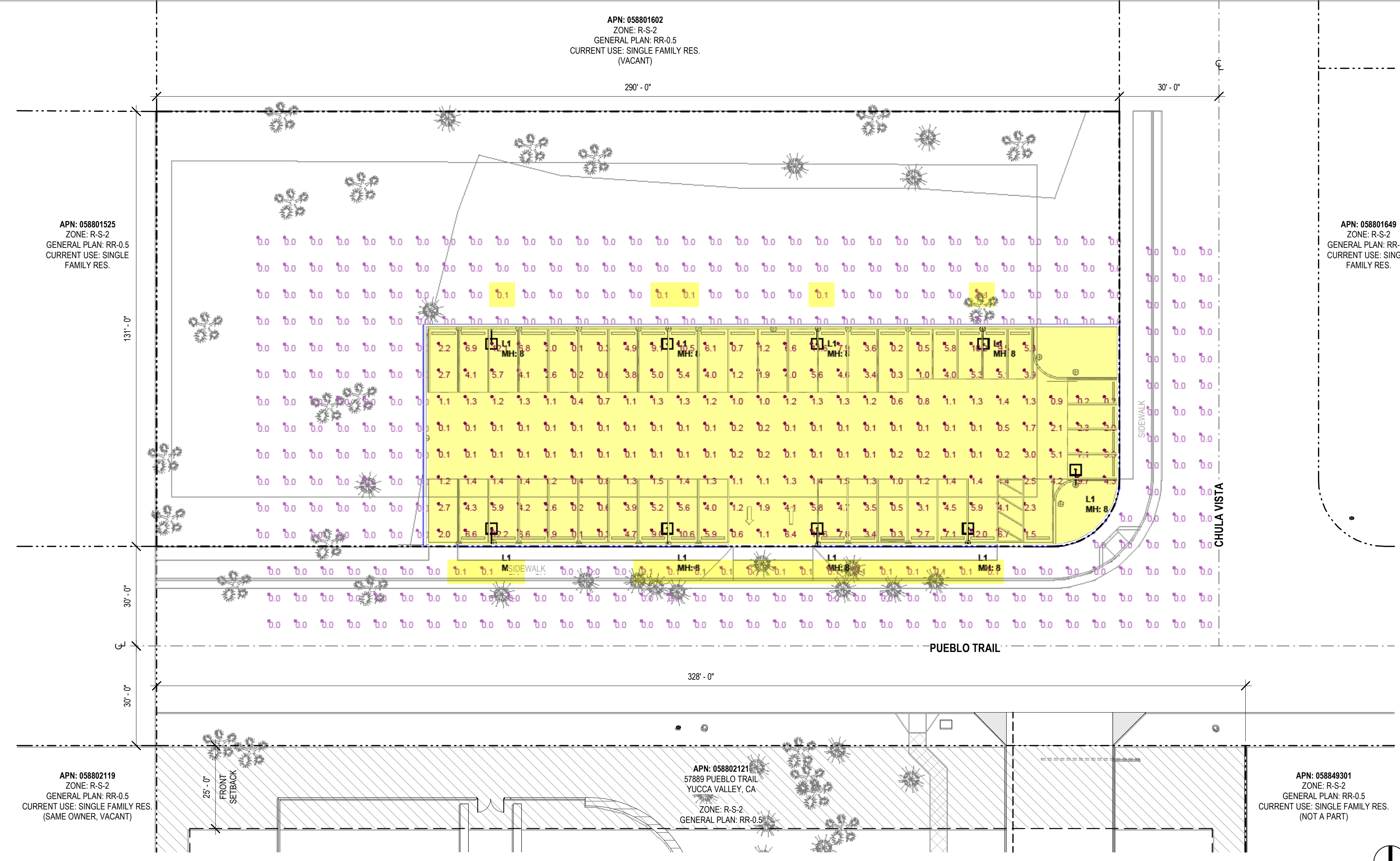
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## PHOTOMETRIC PLAN NOTES

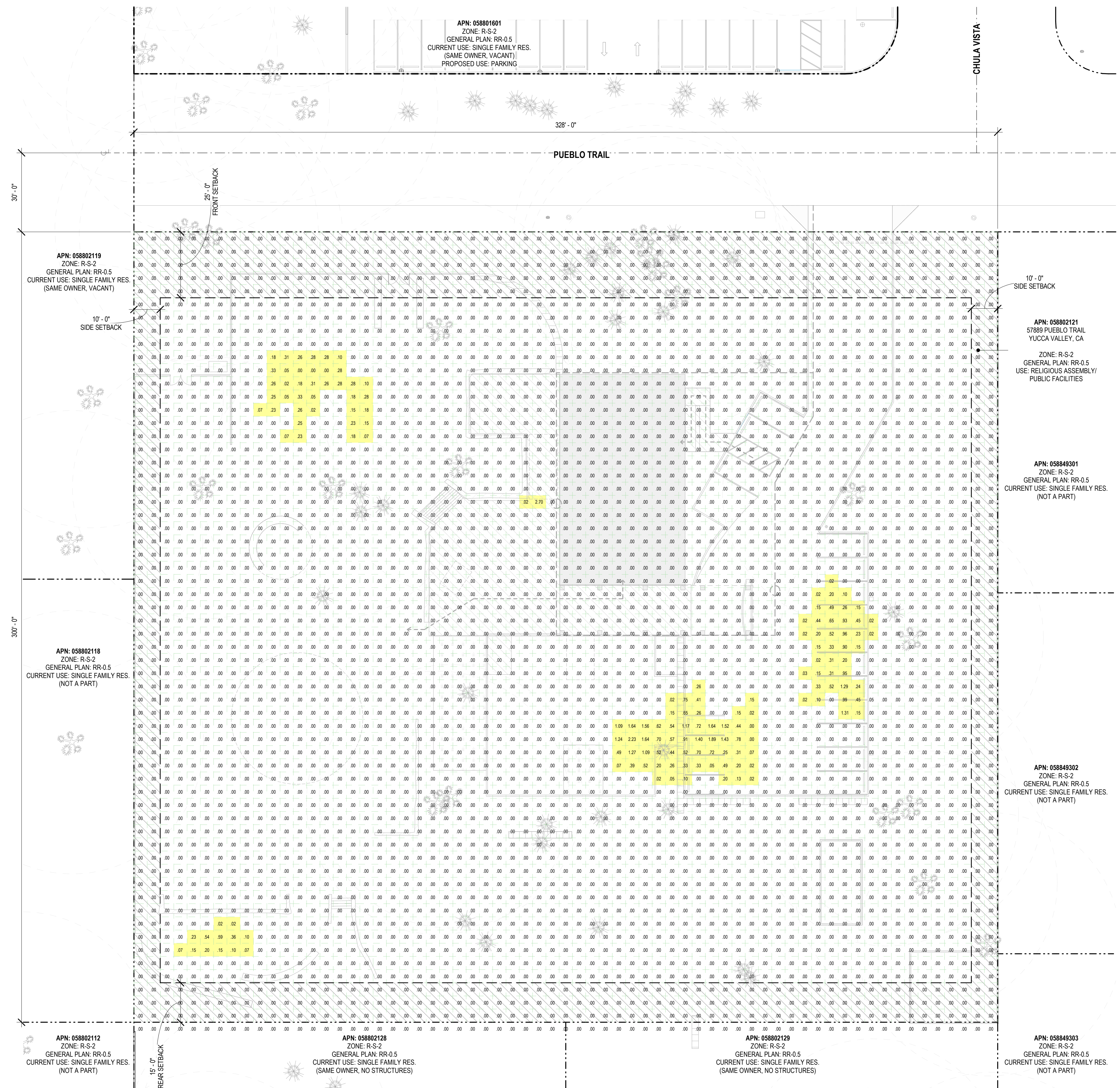
- VALUES SHOWN ON PLAN ARE ON SITE FOOTCANDLE READINGS
- ALL EXISTING LIGHTING TO REMAIN
- PHOTOMETRIC VALUES SHOWN AT NEW PARKING LOT (APN 058801601) ARE PRELIMINARY AND ARE TO BE CONFIRMED WITH THE FINAL LIGHTING SPECIFICATION IN THE BUILDING PERMITTING PHASE. FIXTURES TO COMPLY WITH THE YUCCA DEVELOPMENT CODE STANDARDS.
- ALL EXTERIOR LIGHTING TO COMPLY WITH INTERNATIONAL DARK SKY PRINCIPLES AND THE YUCCA VALLEY DEVELOPMENT CODE (9.33.110 (G)).
- ALL PATHWAY LIGHTING WITHIN THE PROJECT PARCELS WILL BE DESIGNED TO PROVIDE 1FC MINIMUM ILLUMINATION ON THE HORIZONTAL WALKING SURFACE.
- ALL PARKING LOT LIGHTING WILL BE DESIGNED TO PROVIDE 1FC MINIMUM (AVERAGE) ILLUMINATION ON THE PARKING SURFACE. PLAN DOES NOT ACCOUNT FOR STREET LIGHTS WITHIN THE AREA OF ROAD IMPROVEMENTS.
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PHOTOMETRIC PLAN - APN 058801601  
1" = 20'-0" 02



VICINITY MAP APN 058801601 EXHIBIT B  
1" = 200'-0" 01



PHOTOMETRIC PLAN - APN 058802121  
1" = 20'-0" 02



VICINITY MAP APN 058802121 EXHIBIT C  
1" = 200'-0" 01

**PROJECT SCOPE**

A CONDITIONAL USE PERMIT UNDER THE PROVISIONS OF DEVELOPMENT CODE 9.38 TO ALLOW PRIVATE OUTDOOR WEDDINGS, CELEBRATIONS OF LIFE, AND SIMILAR SIZE/SCALE PRIVATE EVENTS ON A DEVELOPED PROPERTY SPANNING FOUR PARCELS. APN 0588-021-21 CONTAINS AN EXISTING TYPE-VB STRUCTURE (±3,570 SF), GARDENS, NATIVE LANDSCAPING, AND PAVED PARKING LOT. APN'S 0588-021-28 & -29 CONTAIN AN EXISTING WALKING PATH AND NATIVE LANDSCAPING THAT IS TO REMAIN. A NEW PAVED PARKING LOT AND RESTORATIVE NATIVE PLANTINGS ARE PROPOSED AT APN 058801601.

**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

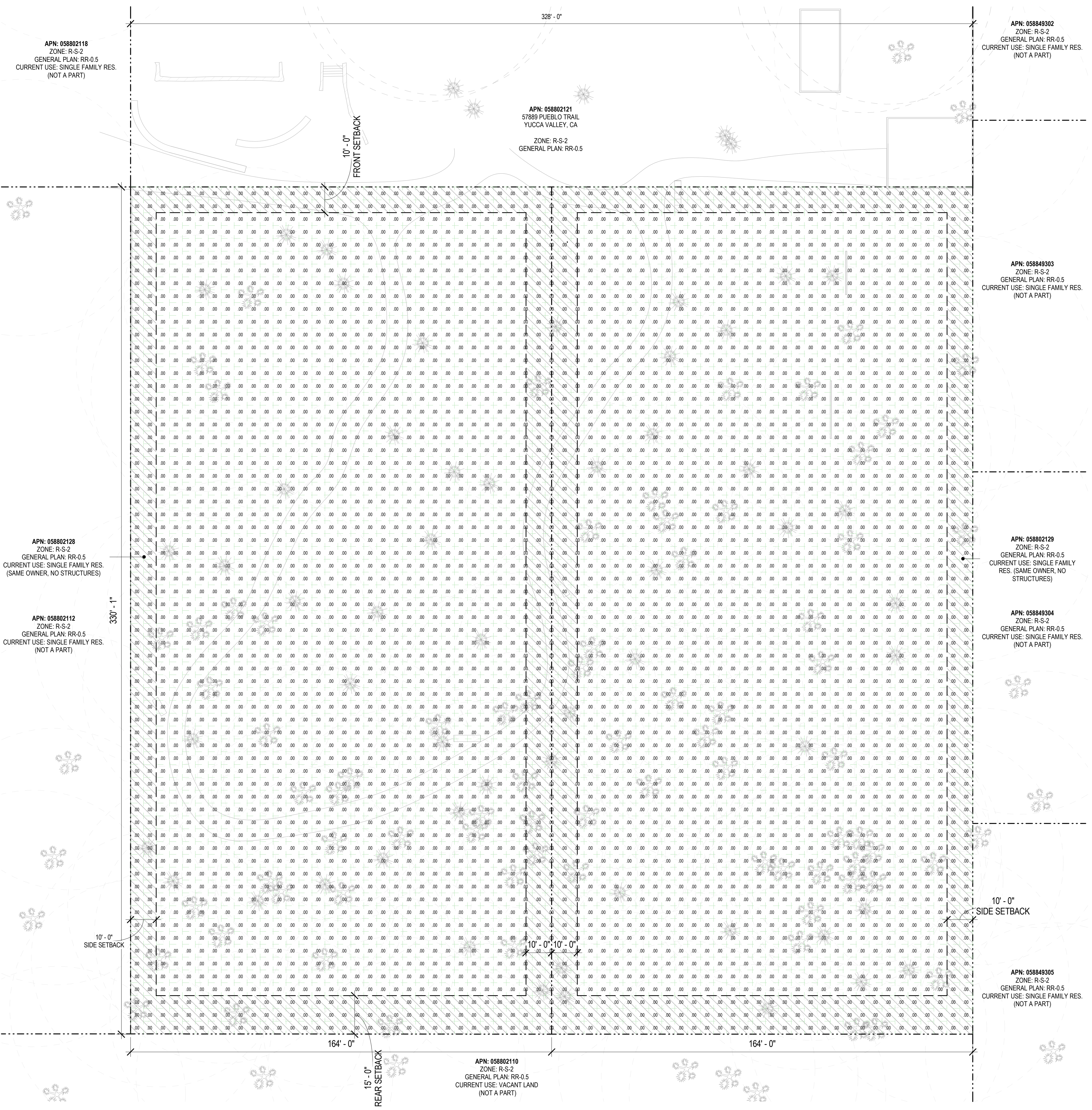
**APN:** 058802121, 058802128, 058802129, 058801601

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

**PREPARATION DATE:** 10/20/2025

**PHOTOMETRIC PLAN NOTES**

- VALUES SHOWN ON PLAN ARE ON SITE FOOTCANDLE READINGS
- ALL EXISTING LIGHTING TO REMAIN
- PHOTOMETRIC VALUES SHOWN AT NEW PARKING LOT (APN 058801601) ARE PRELIMINARY AND ARE TO BE CONFIRMED WITH THE FINAL LIGHTING SPECIFICATION IN THE BUILDING PERMITTING PHASE. FIXTURES TO COMPLY WITH THE YUCCA DEVELOPMENT CODE STANDARDS.
- ALL EXTERIOR LIGHTING TO COMPLY WITH INTERNATIONAL DARK SKY PRINCIPLES AND THE YUCCA VALLEY DEVELOPMENT CODE (9.33.110 (G)).
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PHOTOMETRIC PLAN - APN 058802128 & 9  
 1" = 20'-0" 02

VICINITY MAP APN 058802128 & 9 EXHIBIT C  
 1" = 200'-0" 01