

### **Trailer Area Tabulations**

The following area tabulations have been determined using Bluebeam Revu calibrated to the drawing scale. They reveal significant errors in the Area tabulations used in the application, as well as the fact that the Project was significantly enlarged between the initial project notice and Planning Commission hearing.

	<b>Original Scheme (Project Notice)</b>		<b>Planning Commission Scheme</b>	
<b>Unit Number</b>	<b>Noted Dimensions (None)</b>	<b>Measured Area</b>	<b>Noted Dimensions</b>	<b>Measured Area</b>
1		171	8x30	234
2		185	8x30	237
3		430	8x30	245
4		283	8x30	233
5		144	8x37.5	349
6		175	8x31	252
7		120	8x40	332
8		206	8x40	350
9		288	8x30	298
10		281	8x30	284
11		347	10x22	229
12		360	10x30	301
13		0	10x40	437
14		0	8x32	255
	<b>Total Trailer Area (SF)</b>	<b>2990</b>	<b>Total Trailer Area (SF)</b>	<b>4036</b>

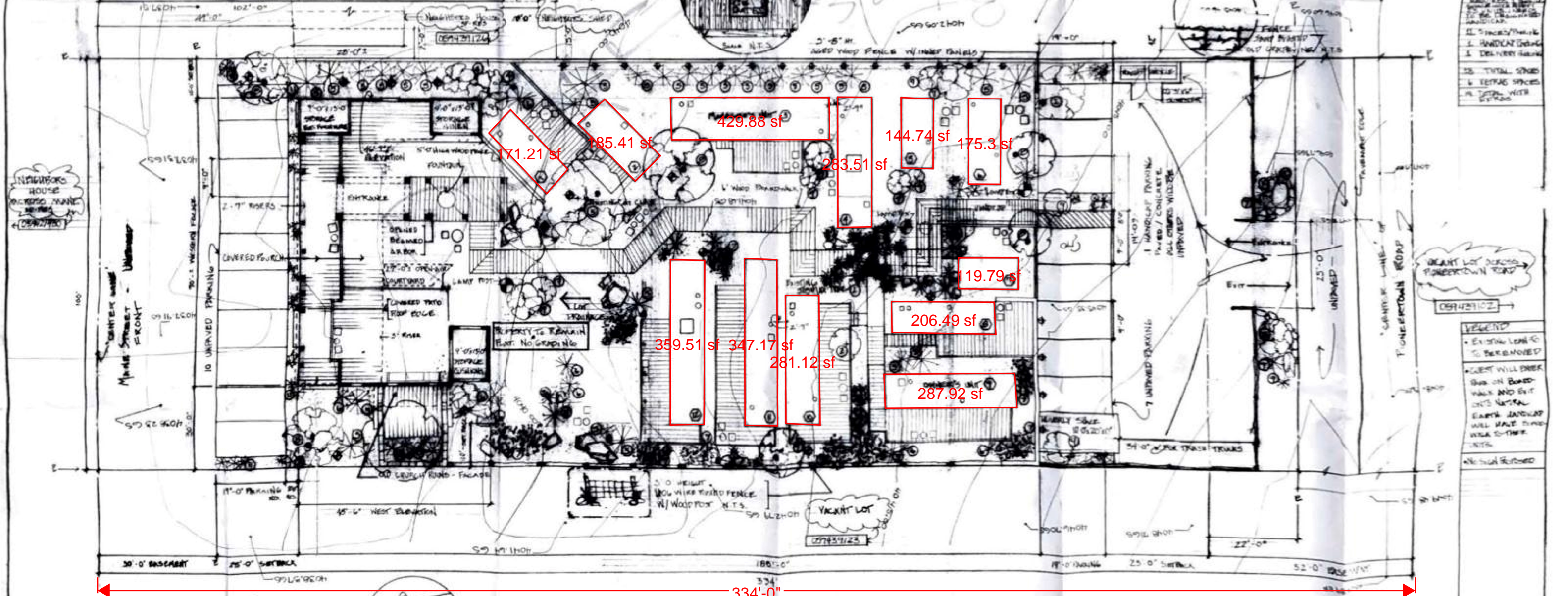


EXTERIOR LIGHT LOGGING	PLANT LIST	PLANT LIST	PLANT LIST	ZONE B
☉ SOLAR WALL SUNKER	① PARADISE PEACOCK WILLOW	① NEENAH CANYON ELM	①	
● SOLAR UP-LIGHT	② EXISTING SOGA TREE	② JEWELING CACTUS	②	
☾ LAMP POST WITH TOWER	③ YUCCA DREYFUSII NOT TO BE REMOVED	③ GOLDEN BARREL CACTUS	③	
	④ PLANTING CUT GRASS NOT TO BE REMOVED	④ SCORPIONUS GRAMINIS	④	
	⑤ NOT TO BE REMOVED	⑤ TRIDAS THORN BUSH	⑤	
	⑥ FRESHMONT CATTAIL	⑥ YUCCA DREYFUSII	⑥	
	⑦ TRIDAS THORN BUSH	⑦	⑦	
	⑧ NEW SOGA TREES	⑧	⑧	
	⑨ YUCCA DREYFUSII	⑨	⑨	
	⑩ FLOWERING DWARF SWEET GUM	⑩	⑩	
	⑪ AGAVE PARVIFLORA	⑪	⑪	
	⑫ PALO VERDE	⑫	⑫	
	⑬ PARVIFLORA ACUTATA PARVIFLORA	⑬	⑬	
	⑭ CREOSOTE BUSH	⑭	⑭	
	⑮	⑮	⑮	

Utilities  
 Southern California Edison  
 9999 Old Woman Springs Rd,  
 Yucca Valley, CA 92284  
 (800) 855-4500  
 High Desert Water  
 55439 Twentynine Palms Highway,  
 Yucca Valley, CA 92284  
 Charter/Spectrum  
 7500 Kawaiwi Trail  
 Yucca Valley, CA 92284  
 (800) 874-2389  
 Ferrelgas  
 55888 Yucca Trail #B  
 Yucca Valley, CA 92284-2517  
 (760) 228-1737  
 A&A  
 58709 Twentynine Palms Highway Suite B,  
 Yucca Valley, CA 92284  
 760-365-1506  
 Sewage (Septic Tank)

OFFICIAL USE ONLY

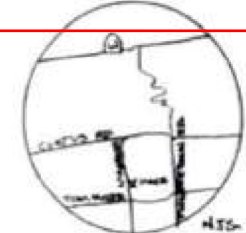
PARKING SPACES
1 HANDICAP PARKING
1 DELIVERY PICKUP
11 TOTAL
12 TRAILERS
EACH UNIT
1. HANDICAP PARKING
1. DELIVERY PICKUP
10. TOTAL SPACES
1. TOTAL WITH TRAILERS



NEIGHBOR HOUSE  
 ACROSS MAIN STREET  
 (UNIMPROVED)

DEANT LOT ACROSS  
 PIONEERTOWN ROAD  
 (UNIMPROVED)

LEGEND  
 • EXISTING LIGHTS  
 ○ TO BE REMOVED  
 • GUEST WILL ENTER  
 FROM ON BOARD  
 WALK AND EXIT  
 ON THE NATURAL  
 EARTH SANDPAD  
 WILL HAVE OTHER  
 WALKS TO OTHER  
 UNITS  
 (Not to be removed)



Lot # 0014-391-25 PIONEERTOWN, CA.  
**PLOT PLAN**

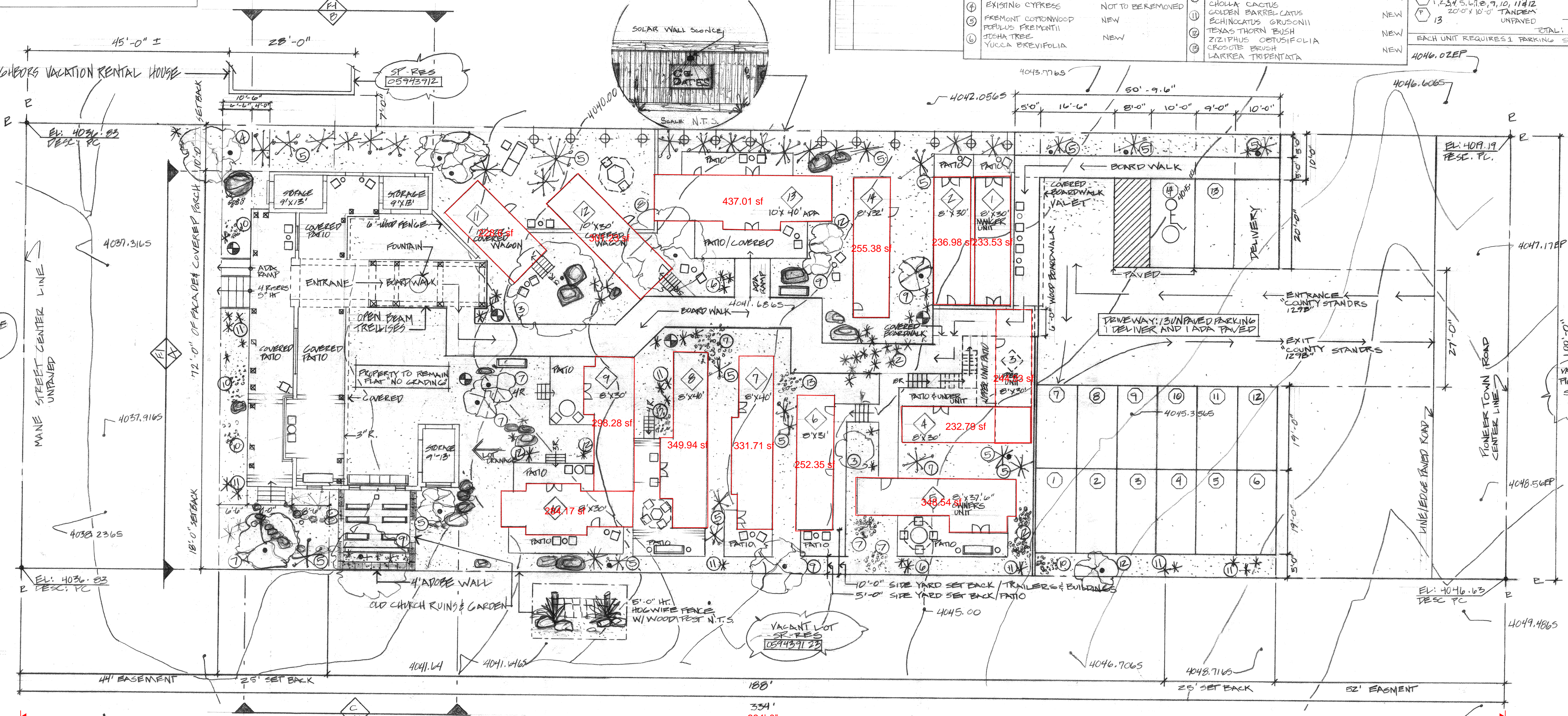
THE SHADING INDICATED ON THIS PLAN IS THE PROPERTY OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA. AS PER MAP RECORDED IN BOOK 1, PAGE 22 AND IN MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY AND BEING A SUBDIVISION OF SECTION 16 IN COMPANY 1 MAP, RANGE 1 EAST, 34 NORTHING MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PROPERTY & LEGAL DESCRIPTION	SCALE: 1" = 30'-0"	JOB TITLE: PROJECT MANAGER	PAGE TITLE	REVISIONS	DATE
LOT 25, 391-25-0000 33400 MAIN STREET PIONEERTOWN, CA 92268			Plot Plan		11-4-18
OWNER: RICK SCHWARTZ 23247 N JAMES DR TRUCKEE, CA 92262			DRAWN BY: GARY GUSTAFSON		
DESIGNER: GARY GUSTAFSON 23247 N JAMES DR TRUCKEE, CA 92262					
					P-1
					SCALE: 1/8" = 1'-0"

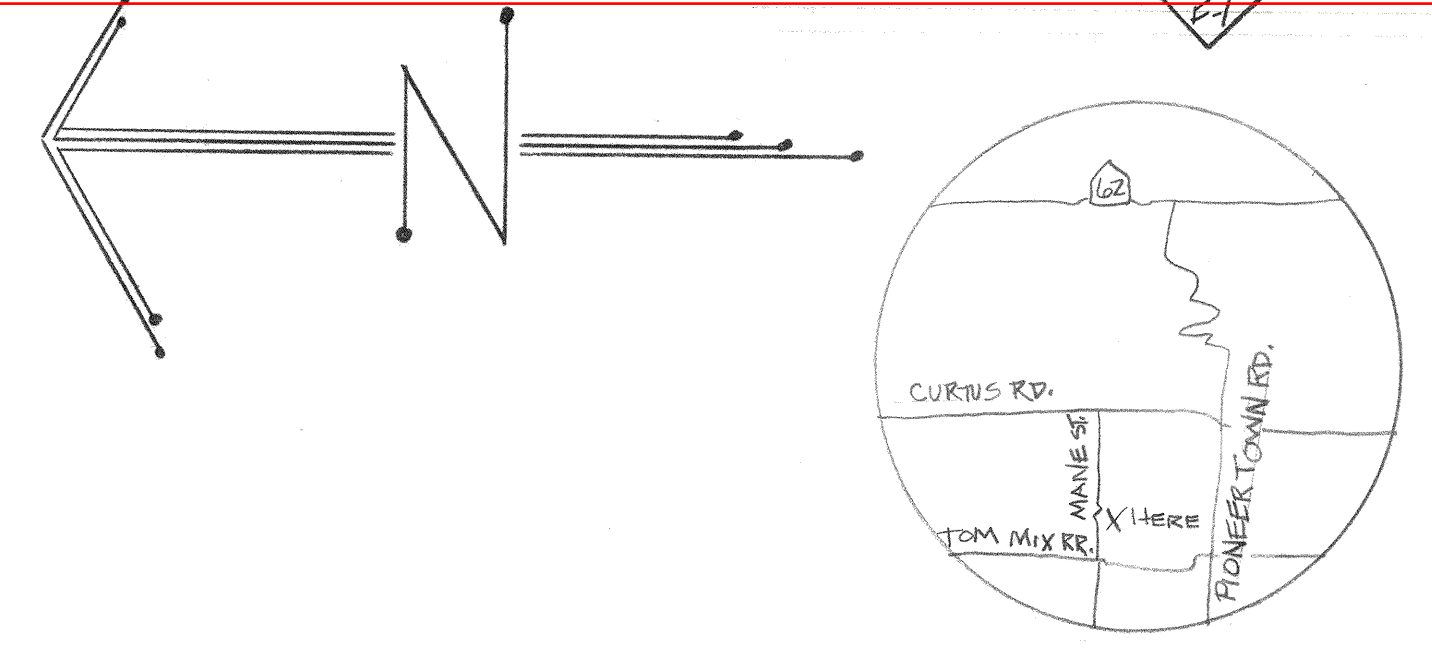


14 TRAILERS ARE PROPOSED. EACH ONE WILL HAVE 1 BED ROOM, 1 BATH ROOM, KITCHEN, KITCHENETTE AND LIVING ROOM. SIZES WILL VARY FROM LENGTH OF 22 TO 40' AND WIDTHS OF 8' TO 10' WITH HEIGHTS OF 10' TO 17'. 1 UNIT WILL BE ADA COMPLIANT. THIS UNIT WILL BE 10'-0" X 40'-0" WITH A 3/6" RAMP. THIS IS UNIT 13

EXTERIOR LIGHT SCHEDULE	PLANT LIST	ZONES	FLOWERING DWARF SWEET ACACIA	PARKING SPACES
⊙ SOLAR WALL SCONCE	① PARADISE DESERT WILLOW	NEW	ACACIA FRUTICOSA	④ ADA PARKING PAVED 1 SPACE
⊙ SOLAR UP LIGHT	② JOSHUA TREE	PROTECTED	PAVO VERDE	⑤ DELIVERY UNPAVED 1 SPACE
⊙ LAMP POST W/TIMER	③ YUCCA BREVIFOLIA	NOT TO BE REMOVED	PARKINSONIA ACULEATA	⑥ 10'-0" X 20'-0" 7'-0" X 17'-0" PARKING UNPAVED 12 SPACES
	④ EXISTING CATCLAW	NOT TO BE REMOVED	SEMPERVIRENS	⑦ 20'-0" X 10'-0" TANDEM UNPAVED 1 SPACE
	⑤ EXISTING CYPRESS	NOT TO BE REMOVED	JUMPING CACTUS	⑧ TOTAL: 15 SPACES
	⑥ FREMONT COTONWOOD	NEW	CHOLLA CACTUS	
	⑦ POPULUS FREMONTII	NEW	GOLDEN BARREL CACTUS	
	⑧ JOSHUA TREE	NEW	ECHINOCATUS GRUSONII	
	⑨ YUCCA BREVIFOLIA	NEW	TEXAS THORN BUSH	
			ZIZIPHUS OBUSTIFOLIA	
			CROSTOTE BRUSH	
			LARREA TRIPENTATA	



- Utilities**
- Southern California Edison  
6999 Old Woman Springs Rd,  
Yucca Valley, CA 92284  
(800) 655-4555
  - High Desert Water  
55439 Twentynine Palms Highway,  
Yucca Valley, CA 92284
  - Charter/Spectrum  
7500 Kickapoo Trail  
Yucca Valley, CA 92284  
(866) 874-2389
  - Ferrellgas  
55888 Yucca Trail #B  
Yucca Valley, CA 92284-2597  
(760) 228-1797
  - A&T  
58709 Twentynine Palms Highway Suite B,  
Yucca Valley, CA 92284  
760-365-1505
  - Sewage (Septic Tank)



VOT # 0594-391-25 PIONEERTOWN, CA  
**PLOT PLAN / PROPOSED PARKING & FRONT FACADE**  
 (Shown to confirm dimension calibration)

The following described real property in the County of San Bernardino, State of California:  
 THE WESTERLY 100.00 FEET OF THE EASTERLY 275.00 FEET OF LOT 317, AS SHOWN ON ASSESSOR'S MAP NO. 13, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGES 22 AND 23 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, AND BEING A SUBDIVISION OF SECTION 19, IN TOWNSHIP 1 NORTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PROPERTY'S LEGAL DESCRIPTION	SCALE: 1" = 10'-0"
ZONING: 50-RES VAMNT	MUP - HOTEL
LOT COVERAGE: LOT SIZE: 334' x 100' = 33,400 # OF LOT AREAS	
STORAGE UNITS ON CONCRETE SLABS = 3,300 #	BOARDS WALKS 2x6 W/4" SPACING = 1,283 #
12 TRAILERS 2,726 # ADA PARKING 266 # = 3,002 #	WOOD DECKS 2x6 W/4" SPACING = 1,920 #
FRONT FACADE W/COVERED ROOF = 1,737 #	PARKING & LANDSCAPING = 17,108 #
IMPERVIOUS SURFACE 18,513 # TOTAL 3,089 #	PERMEABLE 81,427 # TOTAL: 22,311 #
Ratio B = 274' x B + 0B = 100' TOTAL 27,400 #	

JOB TITLE: P201800108CUP	PAGE TITLE: PLOT PLAN	REVISIONS: DATE	DATE: 11-4-18
LOT # 0594-391-25-0000	53488 MANE STREET PIONEERTOWN, CA 92268	REVISED FROM LETTER OF FEB. 12-19	REVISED FROM LETTER OF NOV. 17-19
OWNER: RICK SCHWARTZ 2267 N JANIS DR PALM SPRINGS, CA 92262	PHONE: (626) 485-8174	DRAWN BY: REPRESENTATIVE GARY CUSTATOGA	DATE: 11-4-18
		REVISION RECORD	SCALE: 1" = 10'-0"

SCETCH NO. P-1