Project Summary Index

1. CUP 06-07, EA 16-07 (Essig): Approved to construct a 4,200 sq. ft paint store located on the south side of Yucca Trail, west of Barberry Ave. APN 587-102-10

2. SPR 01-8 (Gunton): Approved to construct a 1,900 sq. ft. expansion of an existing commercial building located at 7211 Joshua Lane. APN 595-172-19

3. CUP-07-03 & Vesting PM 16506 (In-N-Out Burger): Approved to construct a 3,220 S.F. fast food restaurant with drive-thru lane and a proposal to merge four existing parcels resulting in a single 1.5 acre site. The site is located on the northeast corner of SR 62 and SR 247.

4. TM-19436 & CUP-01-13 (Precott Center): Approved to subdivide an approximate 2.54 acre parcel into 3 commercial lots, and to construct two, single story buildings, including a 3,000 sq. ft. fast food restaurant with drive thru and 16,082 sq. ft. of leasable space, conceptually ranging from 1,100 to 2,800 sq ft. of individual lease space. The site is located on the southeast corner of Prescott Ave. and SR62 (APN 601-611-15).

5. TM-19525 & CUP-02-04 Amendment #1 (Super Wal-Mart, Panda Express/Taco Bell): Approved to subdivide 26 acres into three parcels of 0.84 acres, 0.75 acres and 23.88 acres; and the construction of 2,230 +/- sq. ft. Panda Express and a 2,423 +/- sq. ft. Taco Bell located at the southeast corner of 29 Palms Hwy. and Avalon Ave.

6. TM-16587 / GPA-01-04 (Mesquite 55): Approved to subdivide approximately 33 acres into 57 residential lots. Site is located on the northeast corner of Acoma Trail and Zuni Trail.

7. CUP-03-14, EA-04-14 (Go Green Recycling): Proposal to develop 1.66 acres for the operation of a recycling facility to include 2 roll off containers, 25 steel containers, a scale and a baler machine. The property is located at 4757 Old Woman Springs Road, APN 597-091-22.

8. CUP 09-07, EA22-07 (Larry Fluet): Approved to construct two commercial office buildings, 6,460 and 8,520 sq. ft. on Lupine Drive. APN 595-172-04 thru 07

9. CUP 02-14, EA 03-14 (Alkanadsheh): Approved for the conversion of an existing 1,800 square foot restaurant to a hookah lounge/restaurant, to include the sale of beer and wine, with an outdoor patio area of approximately 1000 square feet for the hookah lounge. The property is located at 57345 29 Palms Hwy, APN 595-192-04.

10. CUP 03-11, EA 01-11, S 01-11 (Senior Housing Project): Approved to construct a 75 unit 3-story, affordable, age restricted multi-family housing project with associated onsite parking, common areas, laundry and landscaping located on the northwest corner of 29 Palms Hwy. and Dumosa Ave. APN 595-371-11 and a portion of 595-361-21.

11. CUP-02-06 / EA-04-06 (James Vickery): Approved to construct a mini storage facility at Yucca Tr. / WALL ST., APN 594-041-22, 27, 28 & 44

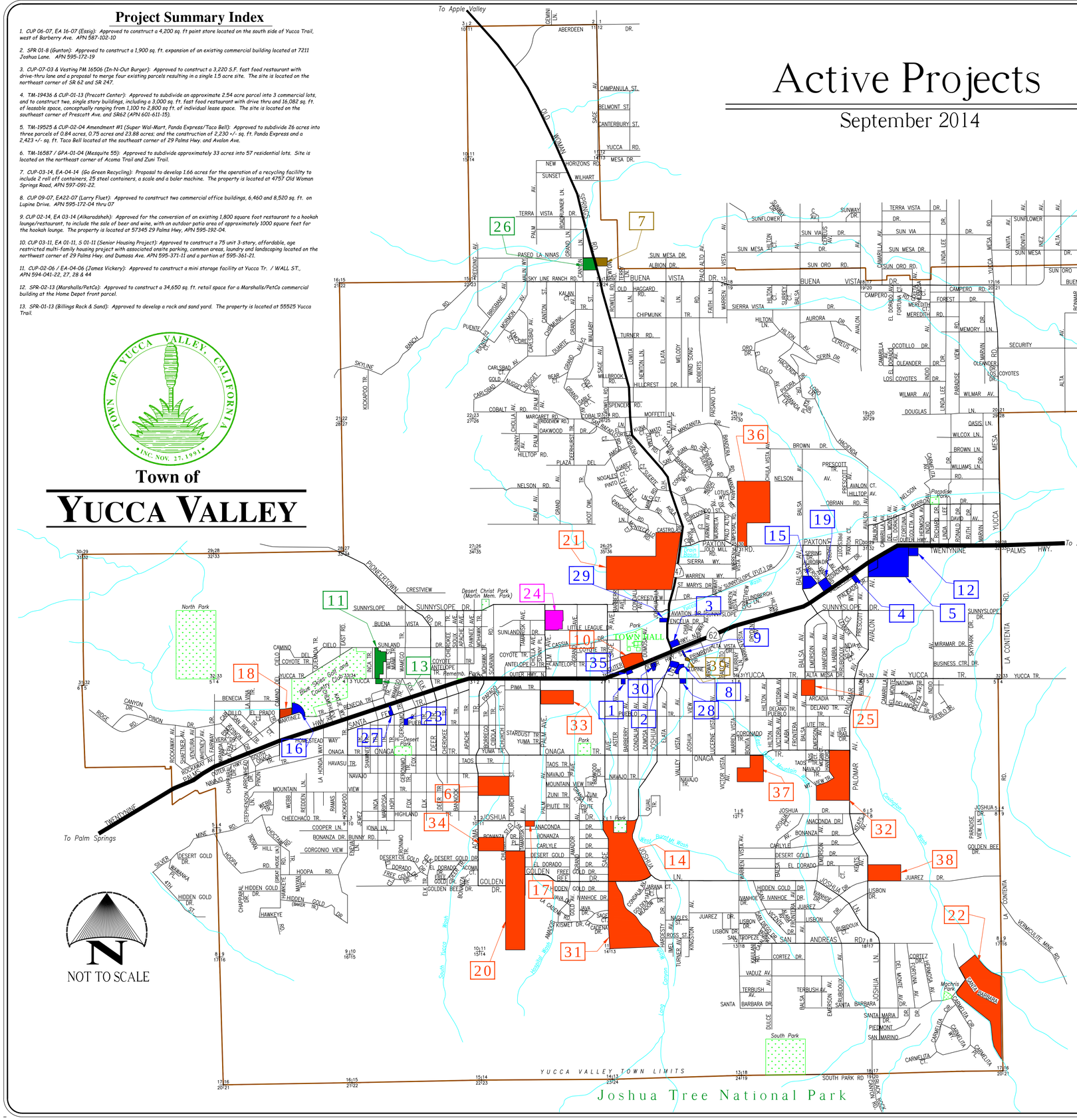
12. SPR-02-13 (Marshalls/PetCo): Approved to construct a 34,650 sq. ft. retail space for a Marshalls/PetCo commercial building at the Home Depot front parcel.

13. SPR-01-13 (Billings Rock & Sand): Approved to develop a rock and sand yard. The property is located at 55525 Yucca Trail.

Town of
YUCCA VALLEY

Active Projects

September 2014



Project Summary Index

14. TM 18418, EA 25-07, PS 02-07, GPA 02-07 (Chris Paolini): Approved to rezone 77 acres of RL-1 to RL-2, to subdivide into 142 residential lots as a senior only development at Golden Bee Dr/Aster Ave APN 585-071-23 & 24

15. SPR 03-07, EA 13-07 (Robert Leffler): Approved to construct 35,438 sq. ft. of commercial buildings at Balsa Ave/Diadem Dr. APN 601-531-01 THRU 08

16. SPR-01-14 (Hawks Landing Golf Club at Blue Skies): Approval to construct a 5,100 sq. ft. replacement clubhouse, to construct a 2,500 sq. ft. maintenance building and paved parking with a buildnig pad for a future additional clubhouse, parking and ancillary improvements.

17. TM 18011, GPA 02-06 RZ 02-06, EA 20-06 (Specialty Homes): Approved to rezone RL-5 ro RL-1 and subdivide into 12 residential lots. SE corner of Challa Ave. / Joshua Dr. APN 585-131-11

18. SPR-02-03 & TM 16649 (40 Villas): Approved to construct 40 condo dwelling units and related recreation amenities. The project site is located on the northeast corner of Camino del Cielo and Martinez Trail.

19. SPR 02-08 (Mike Ali): Approved to construct a 20,707 sq. ft. commercial center located at the NW corner of SE62 and Hanford Ave. APN 601-411-03

20. TM 18773, EA 02-09 (Lucas): Approved to subdivide 87 acres into 90 residential numbered lots in 6 phases located onthe SW corner of Challa Ave. and Carlyle Dr. APN 585-131-63.

21. TM 16787 (Rondel Enterprises): Approved to subdivide 98 acres into 54 residential lots. Site is located northerly of Crestview Drive and westerly of Old Woman Springs Road, APN 595-152-01 & 596-201-03.

22. TM 16733 (Arthur Schultz): Approved to subdivide 90 acres into 17 residential parcels. Site is located between Carmilita Circle and the eastern town boundary, APN 589-051-11, 14, & 15.

23. SPR 03-08, VARIANCE 02-08 (Dora Felix): Approved to construct 1,050 sq. ft. commercial building located at NE corner of Geronimo Tr. and Pueblo Tr. APN 568-133-08

24. CUP 02-10, EA 02-10 (Brehm Youth Sports Park): Approved to construct a sports complex consisting of baseball fields, soccer fields, volleyball pits, and picnic areas to be constructed on 13 acres located on the north and south sides of Little League Dr. between Palm Ave. and Grand Ave., APN 595-131-01, 11, 45, 49.

25. TM 17328 (Yucca Valley Estates) Approved to subdivide 9.35 acres into 17 residential lots, located on the southwest corner of Emerson Avenue and Yucca Trail, APN 588-311-09.

26. CUP-05-07 (Magnum Storage Co.): Approved to construct a 101,847 sq. ft. mini storage facility at Sun Oro Rd/Old Woman Springs Rd. (previously approved as Gusa Mini Storage), APN 597-091-07 & 29.

27. SPR 05-08 (Gateway Professional Center) Approved to construct a 9,600 sq. ft. 2 story medical / professional office with off-site parking; and 2 remainder pads for future development located at 55575 29 Palms Highway. APN 586-122-07, 08, 23

28. CUP 04-07, EA 15-07 (Ballinger Development): Approved to construct a 3000 sq. ft. office/medical building at 57349 Yucca Tr. APN 587-282-33

29. SPR 06-08 (SR247 Carwash) Approved to construct a carwash and commercial center in 3 phases. Phase 1 includes a carwash, dog wash, motorcycle wash, landscaping, retention basins and all parking. Phase 2 will include 4,840 sq. ft. general retail/office building. Phase 3 will include a 6,080 sq. ft. general office/retail building located south of the existing Circle K on SR247. APN 595-361-11

30. SPR 03-04 Amendment #1 (Hi Desert Animal Hospital): Approved to grade a 3,000 sq. ft. pad for a future building and expand the parking lot located at 57053 29 Palms Hwy., APN 595-371-14.

31. TM 17862 GPA-01-06 / RZ-01-06 (Bill Shack): Approved to subdivide 4 parcels into 105 lots rezone RL-5 to RS-3.5 APN 585-071-16, 17, 25 & 26

32. TM 17633 (Burnt Mountain Haciendas): Approved to subdivide 42.64 acres into 61 residential lots, located SW corner Palomar Avenue / Onaga Trail, APN 601-412-20 & 21

33. TM 16471, CUP 03-03, PD 01-04 (Desert Vista Village): Approved to construct 106 unit subdivision located on the SE corner of Pima Trail and Palm Ave., APN 587-091-02, 03, 05 and APN 597-091-34, 35.

34. TM 16957 (Living Space): Approved to subdivide 20 acres into 34 residential lots located on the east side of Acoma Trail, south of Joshua Drive, APN 585-131-81.

35. SPR 02-07, EA 09-07 (Art Miller, Jr.): Approved to construct a 6000 sq. ft. real estate/professional office building at 57037 Twentynine Palms Highway. APN 595-371-21

36. TM 17476 EA 02-06 PD 01-06 (Silvatex): Approved to Divide 58 ac into 40 SFR lots Planned Development w/ open space, debris & retention basins. APN 601-021-40 & 43

37. TM 11740 (Dove Run): 91 unit SFR Development on 34 acres located on Onaga Tr., east of Warren Vista. APN 588-031-61, 588-031-60, 588-843-44, 588-843-47, 588-843-48; 588-842-49, & 588-842-50.

38. TM 17985, EA 14-07 (Fred Golestani): Approved to subdivide 20 acres into 20 residential lots at Palomar Ave./Juarez Ave. APN 588-062-26

39. CUP-01-14, EA-02-14 (Spectrum Services) Proposal to construct a 60 foot tall cellular tower disguised to look like a palm tree, to include a generator inside a 900 square foot, 8 foot high block wall enclosure for equipment. The project is located on a vacant lot on Primrose Drive, north of Yucca Trail, APN 595-192-23

Legend

- Residential - Approved
- Commercial - Approved
- Industrial - Approved
- Institutional - Approved
- Active Projects

ACTIVE PLANNING PROJECTS Revised September 2014