

June 05, 2013

## DEVELOPMENT REVIEW COMMITTEE MEETING

**RE: CONDITIONAL USE PERMIT, CUP 01-13 PRESCOTT CENTER  
TENTATIVE PARCEL MAP, TPM 19436**

The Town of Yucca Valley will be holding a Development Review Committee meeting for the above mentioned project. The Meeting will be held on June 19, 2013 at 9 a.m. at the Community Development Dept., 58928 Business Center Dr, Yucca Valley, CA 92284

Please provide written comments, requested conditions of approval, recommendations and requested revisions or forward this information Diane Olsen, Planning Technician, at [dolsen@yucca-valley.org](mailto:dolsen@yucca-valley.org), or at the address indicated at the bottom of this notice if you are unable to attend the meeting.

Please forward all comments by June 17, 2013. Application materials, including special studies, are available on the Town's Web Page at [Prescott Center](#)

Project: Conditional Use Permit, CUP 01-130 Prescott Center  
Tentative Parcel Map, TPM 19436

Location: 58401 29 Palms Hwy, APN 601-611-15

Description: Proposal to subdivide 2.66 acres into 3 parcels and to construct two, single story buildings, including a 3,000 square foot fast food restaurant with drive thru and a 17,642 square feet building of leasable space, conceptually ranging from 1,100 to 2,800 square feet of individual lease spaces. A total of 85 onsite parking spaces are proposed with drive aisles. Preliminary grading plan estimates indicate 5,000 cubic yards of cut and 5,000 cubic yards of fill for site grading. All new utilities will be constructed below grade, and sewage disposal is proposed by connecting the buildings to an adjacent future public sewer system when available. An interim, private on-site conventional septic system or package treatment system is proposed until public sewers are available. The project is proposed to be constructed in three phases, with all offsite improvements to be constructed in the first phase. Street improvements will be constructed on SR 62, Prescott Avenue, and Palisades Drive. Maximum building heights are proposed at approximately 27 feet. Surrounding land uses include a mix of both commercial and residential. Access is proposed from the site to SR 62, Prescott Avenue and Palisades Drive, in addition to median island construction on SR 62.

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The Town of

# Yucca Valley

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