Active Projects

March 2012

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. SPR-01-03 (Chris Velasquez): Approved to construct 12,000 sq. ft. of retail/office building located at 57466 29 Palms Hwy/ east of Joshua Lane. APN 595-191-02

5. CUP-02-04 / SP-01-04 / PM 16632 (Yucca Valley Retail Center - DRC, Inc.): Approved 27-acre retail center that will include a 215,000 S.F. Wal-Mart Super Center. The parcel map proposes to subdivide the site into 8 commercial parcels. Seven of the 8 parcels will be to accommodate future commercial development. A specific plan and EIR are being prepared for the site.

6. TM-16587 / GPA-01-04 (Danmark Development): 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-05-04 (Morrison & Heard): Approved to construct a Mini Storage facility, located at the northwest corner of Hopi Trail and Benecia Trail, APN 586-381-08 and 586-081-03 & 12.

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 01-08, EA 06-08 (G & C Yucca Valley LLC): Approved to construct 75,336 sq. ft. of retail to include an 18,026 sq. ft. Rite Aid and a 13,983 sq. ft. Fresh and Easy grocery store on an 8.8 acre lot located at the SW corner of SR 62 and Warren Vista, APN 595-271-26

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.

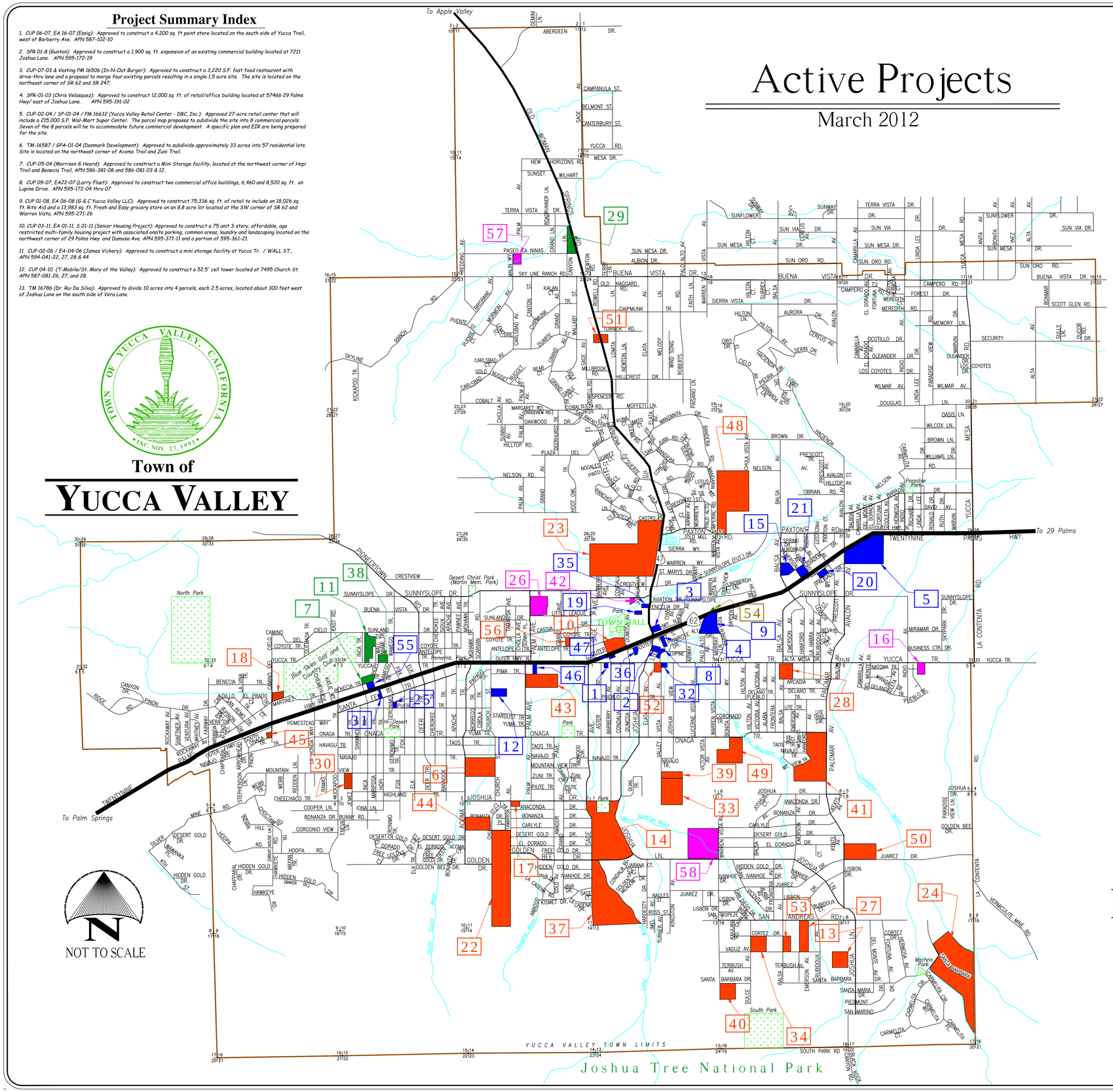
11. CUP-02-06 / EA-04-06 (James Vickery): Approved to construct a mini storage facility at Yucca Tr. / WALL ST., APN 594-041-22, 27, 28 & 44

12. CUP 04-10 (T-Mobile/St. Mary of the Valley): Approved to construct a 52.5' cell tower located at 7495 Church St. APN 587-081-26, 27, and 28.

13. TM 16786 (Dr. Rui Da Silva): Approved to divide 10 acres into 4 parcels, each 2.5 acres, located about 300 feet west of Joshua Lane on the south side of Vera Lane.

Town of

YUCCA VALLEY



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 Lefflier): Approved to construct 35,438 sq. ft. of commercial buildings at Balsa Ave/Diadem Dr. APN 601-531-01 THRU 08

16. CUP 09-05 (Valley Comm. Chapel): Approved to build a multi-purpose room at 59025 Yucca Tr. APN 588-041-42

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 Cholla 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. CUP 05-01 amend #2, EA 23-07 (barr Lumber): Approved to construct 5,530 sq. ft. of covered storage on a vacant lot to the north. APN 595-161-10

20. CUP 01-11 (T-Mobile Hutchins): Approved to install a roof mounted cellular tower plus ground mounted ancillary equipment on the Hutchins Motorsports building located at 58325 29 Palms Hwy. APN 601-412-22.

21. 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

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

23. 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.

24. 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.

25. 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

26. 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.

27. PM 18349 (Dawn Rowe): Approved to subdivide 9.67 acres into 3 residential lots, APN 589-031-06

28. 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.

29. 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.

30. TPM 17012 (Andora Sprecher): Approved to subdivide 5 acres into 4 residential lots, located on the southwest corner of Jemez Trail and Mountain View Trail, APN 586-211-05.

31. 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

32. 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

33. PM 18967 (Curtis McGrew): Approved to subdivide 17 acres into 4 residential lots located at the southerly terminus of Valley Vista Ave. APN 587-252-12

34. PM 17093 (Paul Cook/Jean Smith): Approved to subdivide 10 acres into 4 residential lots, located at the southeast corner of Cortez Drive and Dulce Avenue, APN 589-011-21.

35. 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

36. 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.

37. 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

38. CUP 03-07, EA 10-07 (Billimgs Transfer): Approved to construct a rock and gravel yard at 55616 Yucca Tr. APN 594-041-41 & 42

39. PM 18818, EA 21-07 (Curtis McGrew): Approved to subdivide 3.5 acres into two residential lots located at 7953 Valley Vista APN 587-252-13

40. PM 17271 (Ted Phillips / Janet Grace): Approved to subdivide 10 acres into 4 2.5 acre residential lots, located SE corner of Warren Vista / Santa Barbara, APN 598-011-03

41. 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

42. LUCR 01-08 (M8 Adult Health Services): Approved to construct a 560 sq. ft. metal storage shed located at 57121 Sunnyslope Dr., APN 595-361-04.

43. 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.

44. 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.

45. PM 18472, EA 08-07 (Steve Inverno): Approved to subdivide .63 acre into two residential lots on the NW corner of Camino Del Cielo / Onaga Tr. APN 586-482-01

46. LUCR 03-09 (Santanas): Approved to construct a 200 sq. ft. canopy over the drive thru located at 56547 29 Palms Hwy., APN 587-351-02.

47. 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

48. 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

49. 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.

50. 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

51. PM 18759, EA 12-07 (Helen Holloway): Approved to subdivide 5 acres into two 2.5 acre residential lots. APN 596-231-13

52. PM 18009 (Robert & Amelia Smith) Approved to subdivide 2.5 acres in 2 residential lots located at SW corner Yucca Tr and Valley Vista. APN 601-412-17

53. PM 17784 EA 18-06 (Phyllis Haley): Approved to subdivide 5 acres into 2 lots. Balsa Ave./Vaduz Ave.

54. LUCR 01-11, V 01-11 (McDonalds): Approved for the installation of new point of order drive thru and complete exterior remodel at the existing McDonalds restaurant and a request to allow a 24' tall existing freestanding sign to remain while allowing the installation of new wall signs located at 57626 29 Palms Hwy. APN 595-271-33.

55. SPR 01-11 (Dollar General): Approved to construct a 12,480 square foot retail building including onsite parking, landscaping and storm water retention on approximately 1.3 acres located on the northwest corner of 29 Palms Hwy. and Hopi Trail, APN 586-121-06.

56. CUP 02-11 (Neilson): Approved to install two 25' towers, one with three, five foot diameter wind turbines, the second tower with two, five foot diameter wind turbines located at 56742 Antelope Trail, east of Grand Ave. APN 595-102-03.

57. CUP 05-11 (TPA): Approved to construct a new animal control shelter facility to contain 72 dog runs, 13 large animal pens, a veterinarian clinic, an adoption area, grooming and food preparation areas, administrative offices, and staff services areas located at the SE corner of Malin Way and Paseo La Ninas, APN 597-021-08.

58. CUP 06-11, EA 01-11 (Town of Yucca Valley): Approved to construct Phase 1A (approx. 5 acres) of a 37.75 acre park facility located on the NW corner of Joshua Lane and Warren Vista Ave, to include a playground, dog park and parking lot, APN 585-061-06.

Legend

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

ACTIVE PLANNING PROJECTS Revised March 2012