

January 13, 2022

Michael Harris
3729 Laurel Way
Palm Desert, CA 92211

**RE: VARIANCE, V 06-21
56884 Tish Trail**

Mr. Harris:

Thank you for submitting the above referenced application which the Town of Yucca Valley received on December 15, 2021. In accordance with Government Code Section 65943, the Town has 30 days within which to notify an applicant, in writing, that an application is complete or that additional materials will be required.

Upon further review of the application materials, staff recommends that the applicant submit an application for a partial Street Vacation rather than a Variance for the following reasons:

- The project site has a patent easement that is larger than the anticipated right-of-way requirements for a local road. The patent easement is 50' wide whereas a local road right-of-way is 30' wide. A partial street vacation is anticipated to potentially provide adequate right-of-way for a local road and also provide the applicant with additional building area to accommodate the proposed project.
- The topographical challenges on-site do not appear to limit construction in a way that other similarly zoned properties in the project vicinity would not also encounter. As such, the proposed project would not meet the standards to qualify for the issuance of a variance.

Please note that the deposit for the Variance application can be applied to a Street Vacation application. If you have any questions or require any additional information, please contact Planning Division staff at 760-369-6575, x317.

Best regards,

Jared Jerome
Associate Planner

Planning
(760) 369-6575
Public Works
(760) 369-6579
Building and Safety
(760) 365-0099
Code Compliance
(760) 369-6575
Engineering
(760) 369-6575
Animal Control
(760) 365-1807
Animal Shelter
(760) 365-3111
FAX (760) 228-0084



The Town of
Yucca Valley

COMMUNITY DEVELOPMENT/PUBLIC WORKS DEPARTMENT
58928 Business Center Dr.
Yucca Valley, California 92284