

May 27, 2021

GTR Property Development LLC  
PO Box 2233  
Capistrano Beach, CA 92624

**RE: Conditional Use Permit, CUP 03-21; Environmental Assessment, EA 02-21  
HABIT BURGER; TWENTYNINE PALMS HIGHWAY**

Mr. Ray:

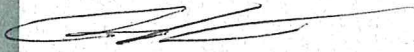
The Town of Yucca Valley Planning Commission has approved your application for Conditional Use Permit (CUP) 03-21 and Environmental Assessment (EA) 02-21 at their May 11, 2021 meeting. Please note that this approval includes the following added conditions to be approval at the staff level:

1. **Prior to the issuance of any permits, the applicant/owner shall provide Planning staff with updated paint color scheme consistent with Planning Commission requests to alter the "chalk" paint to a cream colorway. Exterior colors shall be approved by Planning staff.**
2. **Prior to the issuance of any permits the applicant/owner shall provide three (3) copies of a landscape and irrigation plan showing the size, type and location of all plant and irrigation systems. Said irrigation system shall incorporate a permanent automatic irrigation system, and all landscaping and irrigation systems shall be maintained in good condition at all times. All ground within proposed landscape planter areas shall be provided with approved ground cover. This shall include but not be limited to drought-tolerant plant materials or colored desert rock. The Landscape Plan shall be approved by Planning staff.**

Please note that there is a 10-day appeal period, starting from May 11, 2021, in which the approval may be appealed.

Should you have any questions or require additional information please contact staff at (760) 369-6575.

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