

July 15, 2021

Florencio Escareno
58562 Campanula Street
Yucca Valley, CA 92284

**RE: SITE PLAN REVIEW, SPR 03-21 AUTO BODY SHOP
7243 MOHAWK TRAIL**

Mr. Escareno:

Thank you for submitting the above referenced application which the Town of Yucca Valley received a deposit payment for on June 16, 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. The application was deemed incomplete due to the outstanding submittal item listed below.

- Site Plan enlarged to 24" X 36"
- Colored elevations for all four (4) sides.
- Materials board that shows the materials and colors being used for the proposed building.
- Colored landscaping plan.
- Existing and proposed zoning designation.
- Existing and proposed General Plan Designation.
- Existing and proposed land use.
- Approximate earthwork quantities, (CY) include cut and fill (based upon preliminary grading plan).
- Name of utility purveyors.
- Graphic scale (with bar scale) and north arrow.
- North arrow (make top of map north).
- Revision block indicating date when plan is revised through the development review process.
- Surrounding information for adjoining properties including zoning and land use.
- Existing topography at least fifty (50) feet beyond project boundary including natural features to be preserved.

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

- Existing buildings and traveled ways within the proposed project and within 100 feet of the exterior boundaries.
- Property lines, dimensions (metes & bounds) and location of adjoining lot lines.
- The locations, names and existing widths of all highways, streets, or easements that provide legal access to the property.
- Street(s) dedicated for public right-of-way shall show proposed street names. A list of alternative names shall also be provided.
- The location of all existing and proposed fire hydrants.
- The location, identification and dimensions of all existing and proposed easements, including rights-of-way, whether public or private.
- Location of on-site utilities and locations of existing public utilities including sanitary sewers, water mains and storm drains.
- The locations, names and existing widths of all streets within 100 feet of the property line.
- Proposed street grades with arrows indicating the direction of flow.
- The widths, approximate grades and curve radii of all new streets within the proposed project, the approximate location of all beginning and ending points of curve of the street centerlines, with street names proposed on map. A separate list of alternative choices in a number proportionate to the number of streets to be named shall be submitted by the developer.
- The approximate location of all areas subject to storm water overflow, inundation or flood hazard (indicate limits of FEMA floodplain and floodway), and the location and direction of flow of each watercourse.
- Delineation of special hazard zones (i.e., earthquake faults, liquefaction zones, etc.).
- If the site is proposed to be developed in phases, the proposed sequence of phasing shall be provided.
- Preliminary Grading Plan (see attached Site Plan Review application for requirements)
- Preliminary Title Report issued within last sixty (60) days.

We would like to set up a meeting for next week. We look to working with you to bring the project to fruition.

Should you have any questions or require additional information please contact staff at (760) 369-6575, ext. 317 or 328.

Best Regards,



SHANE R. STUECKLE
Deputy Town Manager