



# Pre-Application

Date Received	<u>1/31/23</u>
By	<u>Evan</u>
Fee	<u>\$535</u>
Case #	<u>PA 01-23</u>

## General Information

**APPLICANT** Land Development Consultants, LLC Phone 602-525-4823

Mailing Address 11811 N Tatum Blvd, #1051 Email justin@LDCAZ.com

City Phoenix State AZ Zip 85028

**REPRESENTATIVE** Justin Pierce Phone 602-525-4823

Mailing Address 11811 N Tatum Blvd, #1051 Email justin@LDCAZ.com

City Phoenix State AZ Zip 85028

**PROPERTY OWNER** Milinda M Adana / ERICH VON BATSCH Phone 775-721-5980

Mailing Address 5208 Calle Cristobal Email \_\_\_\_\_

City Santa Barbara State CA Zip 93111

## Project Information

Project Address NWC 29 Palms & Avalon

Assessor Parcel Number(s) 0601-543-01-0000

Project Location NWC 29 Palms & Avalon

Project Description: New construction of a 5200 SF convenience store with attached quick serve restaurant, fuel canopy, high flow diesel canopy.

Please attach any additional information that is pertinent to the application.

## Fees

The fee for processing a pre-application must be paid to the Town at the time the application is filed. In accordance with Town Council Resolution 04-38 the Town collects certain fees based on the actual cost of providing service. The application deposit for this project may not cover the total cost of processing this application and additional deposits may be required. A deposit of \$535 is required for the pre-application

## Submittal Requirements

- 1) **PROJECT DESCRIPTION LETTER:** This will provide details on the existing conditions of the property and details regarding the proposed use and any proposed structures.
- 2) **SITE PLAN (Three copies):** This will show the parcel of land with all proposed buildings, walls, drive aisles, parking, landscape areas, sidewalks, streets, and any other proposed structure or object, drawn to scale. The plan should show easements, contour lines, flood areas, trees, surrounding land uses and existing structures.
- 3) **ELEVATIONS (Three copies):** This is a drawing of the external features of a proposed structure which includes all architectural features and types of materials proposed for finishing. Typically, this will include north, south, east, and west facing views of each building. This should be colored to represent the selected materials of the siding and roofing as displayed on the materials board.
- 4) **FLOOR PLANS (Three copies):** This is a drawing of the interior layout of buildings, showing all walls, doors, windows, counters and similar structures. When applicable, seating areas, number of seats and aisles, shall be clearly labeled.
- 5) **SUBDIVISION MAPS (Three copies):** This drawing will show boundary of the area to be divided, streets, lot lines, easements both existing and proposed, and drawn to scale. The drawing shall indicate acreage and proposed lot sizes.
- 6) One set of 8 ½ X 11 and 11x17 reduction of all plans
- 7) One electronic copy of all materials provided

## Owner/Applicant Authorization

**Applicant/Representative:** I/We have reviewed this completed application and the attached material. The information included with this application is true and correct to the best of my/our knowledge. I/We further understand that the Town may not approve the application as submitted, and may set conditions of approval. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. Additional fees may be required depending on additional administrative costs.

Signature: \_\_\_\_\_

Name: ERICH VON BATSCH

Date: 1-12-23

**Property Owner:** I/We certify that I/We are presently the legal owner(s) of the above described property (If the undersigned is different from the legal property owner, a letter of authorization must accompany the form). Further, I/We acknowledge the filing of this application and certify that all of the above information is true and accurate. I/We understand that I/We are responsible for ensuring compliance with conditions of approval. I/We hereby authorize the Town of Yucca Valley and or/its designated agent(s) to enter onto the subject property to confirm the location of existing conditions and proposed improvements including compliance with applicable Town Code Requirements. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. Additional fees may be required depending on additional administrative costs. I am hereby authorizing

Justin Pierce

to act as my agent and is further authorized to sign any and all documents on my behalf.

Signature: \_\_\_\_\_

Name: ERICH VON BATSCH

Date: 1-12-23

Town of Yucca Valley  
Community Development Department  
Planning Division  
58928 Business Center Dr  
Yucca Valley, CA 92284  
760 369-6575 Fax 760 228-0084  
[www.yucca-valley.org](http://www.yucca-valley.org)

**Agreement to Pay All Development Application Fees**

In accordance with Town Council Resolution 04-38 the Town collects certain fees based on the actual cost of providing service. The application deposit for this project (as indicated below) may not cover the total cost of processing this application. I/We are aware that if the account has 25% or less remaining prior to completion of the project, staff will notify the undersigned in writing, of the amount of additional deposit required to complete the processing of the application, based on Staff's reasonable estimate of the hours remaining to complete this application process.

Further, I understand that if I do not submit the required additional deposit to the Town within 15 business days from the date of the letter, staff may stop processing of the application and/or not schedule the project for action by the Planning Commission or Town Council.

Any remaining deposit will be refunded to me at time of closeout after I have submitted any required approved project plans and forms, including signed conditions of approval, or upon my written request to withdraw the application.

As the applicant, I understand that I am responsible for the cost of processing this application and I agree that the actual time spent processing this application will be paid to the Town of Yucca Valley

Deposit Paid: \$ 535

Applicant's Signature *J. Perce*

Applicants Name Aiston Perce  
(Please print)

Date: 1/23/23

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# TRANSMITTAL



**LAND DEVELOPMENT**  
CONSULTANTS, LLC

Land Development Consultants, LLC  
3281 East Guasti Road, Suite 700  
Ontario, CA. 91761

<b>TO:</b>	Town of Yucca Valley	<b>DATE:</b>	1/23/23
<b>ADDRESS:</b>	58928 Business Center Dr Yucca Valley, CA 92284	<b>PROJECT NAME:</b>	Circle K
<b>PHONE:</b>	760-369-6575	<b>PROJECT LOCATION:</b>	29 Palms & Avalon
<b>ATTN:</b>	Evan Willoughby	<b>RE:</b>	Pre-Application Submittal

**WE ARE SENDING:**



ENCLOSED



UNDER SEPERATE



DOCUMENTS



COMPUTER DISKS



PRINTS



REPRODUCIBLES



REPORTS



OTHER

COPIES	DESCRIPTION
1	Application signed by property owner
3	Full size copies of site plan, elevations, and floor plan
1	11 x 17 copy of site plan, elevations, and floor plan
1	8.5 x 11 copy of site plan, elevations, and floor plan



FOR YOUR USE



FOR YOUR REVIEW



FOR APPROVAL



PER YOUR REQUEST



EXPRESS



MESSENGER



PICK UP



U.S. MAIL

<b>REMARKS:</b>	Please find enclosed the submittal documents as we discussed for a pre-application meeting request. We appreciate your assistance in getting this submitted. Let me know if there are any questions or anything else you need. I will call to confirm receipt and pay the required fee by phone.		
<b>COPIES TO:</b>		<b>BY:</b>	Justin Pierce 602-525-4823 justin@LDCAZ.com