



# GENERAL APPLICATION

FOR TOWN USE ONLY

Date Submitted: \_\_\_\_\_ Case No.: \_\_\_\_\_ Received By: \_\_\_\_\_  
Planning Fee: \_\_\_\_\_ Other Fees: \_\_\_\_\_ Case Planner: \_\_\_\_\_

*Please type or print legibly in ink*

**TYPE OF APPLICATION:**

Conditional Use Permit	_____	Specific Plan	_____
Temporary Use Permit	_____	Tentative Parcel Map	_____
Modification or Amendments	_____	Tentative Tract Map	_____
General Plan Amendment	_____	Variance	<input checked="" type="checkbox"/>
Special Use Permit	_____	Zone Change	_____
Other	_____		
Site Plan Review	_____		

Case No. (Staff) \_\_\_\_\_

Project Address/Location Description 54005 Pinon Dr. Yucca Valley Ca 92284

**APPLICANT INFORMATION:**

Property Owner: Jason Harvey Telephone: 760-219-8128

Address: 54005 Pinon Dr. # City: Yucca Valley State: CA Zip: 92284

Applicant: \_\_\_\_\_ Telephone: \_\_\_\_\_

Address: SAME City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Telephone: \_\_\_\_\_

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

**PROJECT INFORMATION:**

Related Projects: N/A

Assessor's Parcel No.(s) 058528202 Tract: 4762 Lot: 74

Property Size: Gross Acres: .98 Net Acres: \_\_\_\_\_ Square Feet: \_\_\_\_\_

Total Square Footage of Proposed Building(s): existing No. of Units: 1

General Plan Designation: RR2.5 Zoning: RL2.5

Proposed Use of Land/Building(s): \_\_\_\_\_

Detailed Description of Project (Required): \_\_\_\_\_

Proposed Variance of western property line building setback

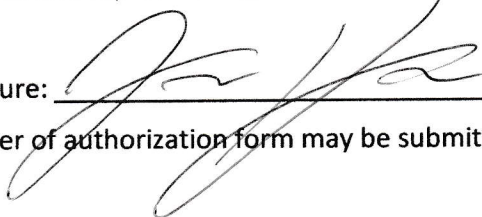
Original setback requirement at time of build was 5'. It was later changed to 15'

I am requesting a return to original setback of 5'

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**OWNER'S AUTHORIZATION AND AFFIDAVIT:**

I am/We are the legal owner(s) of said property and do hereby certify that I am/we are the legal owner(s) of the property described in the project application and do hereby authorize the listed representative to filed this and represent my/our interest in the application.

Signature:  \_\_\_\_\_  
(A letter of authorization form may be submitted in lieu of the legal owner's signature.)

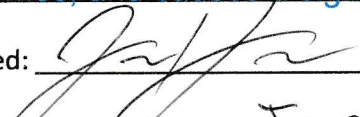
Signature of Representative: \_\_\_\_\_ Date: \_\_\_\_\_

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**SUPPLEMENTAL VARIANCE STATEMENT**

The applicant must provide detailed answers to the questions listed below. You should include specific evidence, details and/or qualities of the proposed structure or other project. Additional pages or supporting documentation such as photographs, previous variance approval, etc., may be attached.

1. Specific Development Code Section for which relief is being sought:  
9.07.050: DEVELOPMENT STANDARDS - 15' Building setback on all side and backyard property boundaries
  
2. Explain the hardship or practical difficulty that would result from the strict interpretation and enforcement of this Code.  
Due to extreme topography and small nature of the parcel for the zoning, The new property setbacks have encroached on approximately 30% of my functional backyard space. This encroachment is specific to my parcel and negatively restricts the usage of my functional land in a percentage that is far higher than other parcels.
  
3. What is the alternative means of compliance being proposed?  
Revert new setback regulation (15' on western side yard) to original setback regulation (5' on western side yard) that the property was designed for.
  
4. What are the special circumstances that apply only to the property to which the application pertains, and do not apply generally to the other properties in the vicinity?  
Property suffers from extreme topography that is very specific to the parcel. The slope for which the property was built on results in minimal available functional land. The property is also undersized for the zoning regulation that has been applied to it.
  
5. Explain how, if the Variance is approved, it will not constitute a granting of special privilege which will not be available to other properties in the vicinity?  
Within tract 4762 There exists no other parcels that suffer from the abnormally high percentage of available backyard reduction by the increase in the side yard building setback. The topography of this individual is also very extreme, even for hillside homes, and causes a significant loss in function in most of the land

Signed:  Date: 1-3-24  
Print Name: Jason Harvey

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**FINDINGS REQUIRED TO GRANT A VARIANCE**

The applicant must provide specific justification for each of the findings listed below. You should include specific evidence, details and/or qualities of the proposed structure or other project. Additional pages or supporting document such as photographs, previous variance approval, etc., may be attached.

1. Special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the Town Development Code deprives such property of privileges enjoyed by other properties in the vicinity and under identical zoning classification.  
This parcel experiences deprived usages that are afforded by neighbors due to its extreme topography. The amount of land dedicated to proper dirt retention and access is not typical with surrounding parcels, and therefore the amount of land that is left for outdoor enjoyment is massively undersized for parcels in the immediate area.
  
2. Granting the Variance will be consistent with the general intent and purpose of the Development Code provisions for the district in which the property is located.  
The proposed variance is in accordance with standard building codes and practices for parcels of this nature, and is still widely used on new construction in the local area.
  
3. Granting of the Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zoning district and denied to the property for which the Variance is sought.  
Due to the nature of the topography, the structure was designed very specifically to maximize the usable flat land after extensive grading and retention efforts. No other parcel in the area went to such extreme measures to maximize available flat land.
  
4. Granting of the Variance will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in such vicinity and land use district in which the property is located.  
In the event of an approval of a variance, there is no effect on public health, safety or welfare. This proposal is applicable to only 54005 Pinon and due to the fact that the property was previously designed and constructed under the proposed changes, not even the immediate neighbor would be effected by the variance.

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5. Granting of the Variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and in the zoning district and General Plan land use designation such property is located.

The variance application is not a special privilege given to this parcel, but an allotment of available use that is enjoyed by the other houses in the surrounding areas which was revoked due to a zoning change. No other property is encumbered in the same manner as 54005 Pinon Dr. with regards to removal of such a high percentage of available functional land due to the zoning change.

6. Granting of the Variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel.

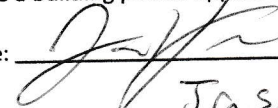
An approval of the proposed variance is a return to original design elements of the land usage at time of construction. There is no activity that can take place that would violate any local regulations due to a reversion of the property setback requirement.

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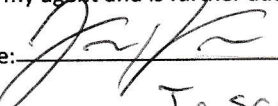
**Owner/Applicant Authorization**

**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: Jason Harvey  
Date: 1-2-24

**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

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

Signature:   
Name: Jason Harvey  
Date: 1-2-24

The Town of Yucca Valley is granted release to copy and reproduce electronically, in whole or in part, drawings and all other materials submitted with this development application for the Town's regulatory, administrative, and legal functions, including sharing of information with other governmental entities and for compliance with the California Public Records Act (CPRA). If any of these statements cannot be affirmatively acknowledged, please inform the planner before submitting a development application.

Signature:   
Name: Jason Harvey  
Date: 1-2-24

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**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.

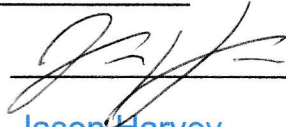
Further, I understand that if I do not submit the required additional deposit to the Town within 15 business days from the date of notification by the Town, the Town will cease processing of the application and/ or not schedule the project for action by the Planning Commission or Town Council until the fees have been paid.

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 costs incurred processing this application will be paid to the Town of Yucca Valley.

Deposit Paid: \$ \_\_\_\_\_

Applicant Signature \_\_\_\_\_



Applicant Name \_\_\_\_\_

Jason Harvey

(Please print)

Remaining balance refunded to:

Jason Harvey

54005 Plnon Dr

Yucca Valley CA 92284

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Bankus Family Trust  
53905 Pinon dr  
Yucca Valley, CA 92284

Balakaneh Mansour  
17202 Lynn St  
Huntington Beach CA 92649

Oaktree Living Trust  
53988 Pinon Dr  
Yucca Valley CA 92284

Charles Garnero  
53966 Pinon Dr  
Yucca Valley CA 92284

Micheal Horne  
54010 Pinon Dr  
Yucca Valley CA 92284

Carissa Rarick  
54014 Pinon Dr  
Yucca Valley, CA 92284

Waggoner Family Trust  
7504 Canyon Dr  
Yucca Valley CA 92284

Pielama LLC  
7416 Canyon Dr  
Yucca Valley CA 92284

Nathailee Webster  
1440 Palm Tree Dr  
Palm Springs, CA 92264

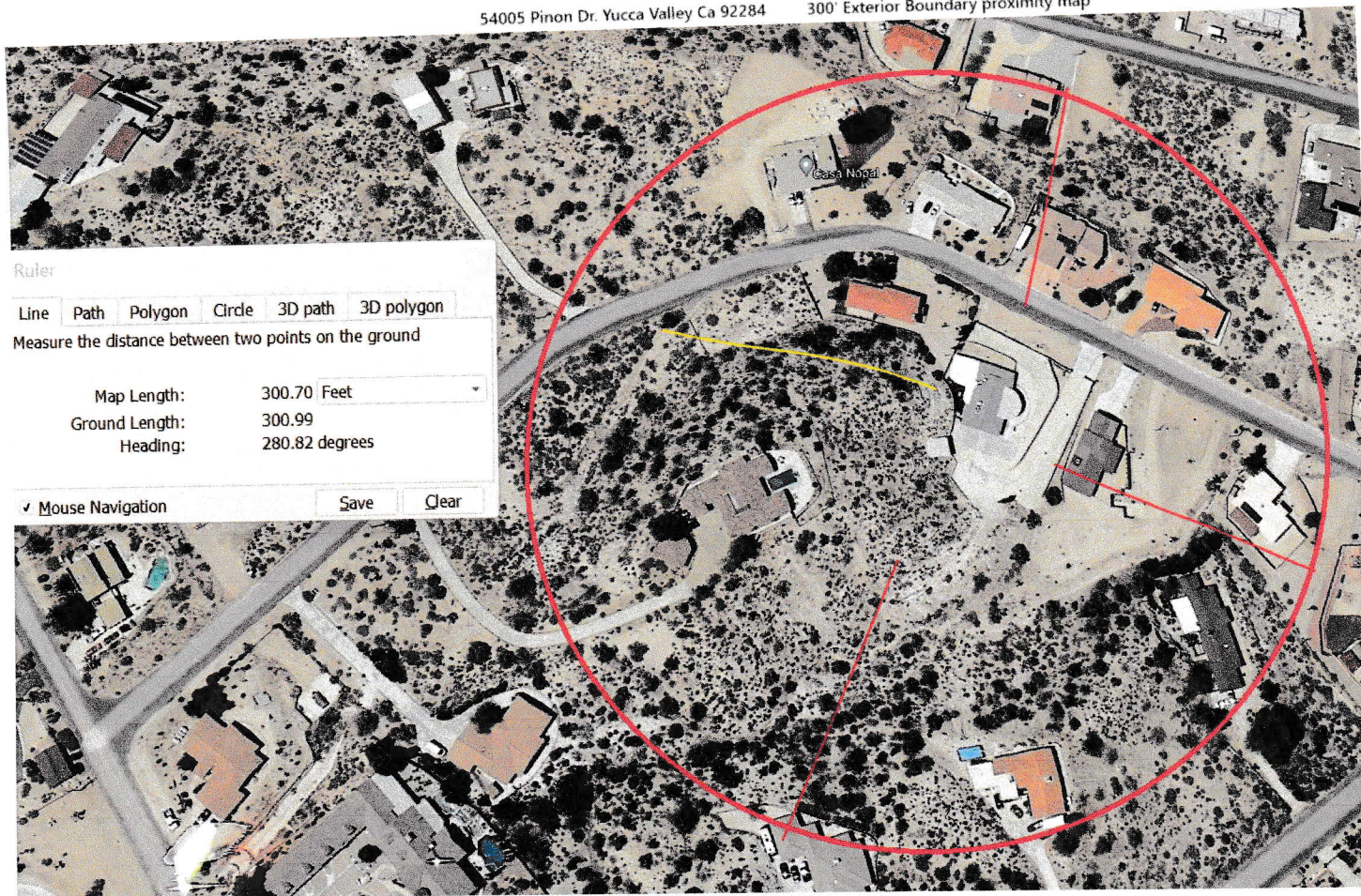
Stella Cordero  
54025 Pinon Dr  
Yucca Valley, CA 92284

Wallace Mcleod Trust  
56925 Yucca Tr #537  
Yucca Valley, CA 92284

Clinton Wyatt  
54026 Ridge Rd  
Yucca Valley CA 92284

Charles Lopez  
54000 Ridge Rd  
Yucca Valley, CA 92284





Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the distance between two points on the ground

Map Length: 300.70 Feet

Ground Length: 300.99

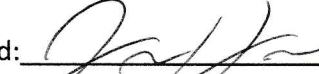
Heading: 280.82 degrees

Mouse Navigation Save Clear



**SURROUNDING PROPERTY OWNERS LIST CERTIFICATION**  
(To be submitted with application)

I, Jason Harvey, certify that on 1-2-24 the attached property owners list was prepared by Jason Harvey pursuant to the requirements of the Town of Yucca Valley. Said list is a complete compilation of the owner(s), applicant(s) and representative of the subject property and all owners of surrounding properties within a radius of 300 feet from all exterior boundaries of the subject property and is based on the latest equalized assessment rolls of the San Bernardino County Assessor's Office dated 10-1-2023. I further certify that the information filed is true and correct to the best of my knowledge; I understand that incorrect and erroneous information may be grounds for rejection or denial of the development application.

Signed: 

Print Name: Jason Harvey Date: 1-2-24

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