



**TOWN OF YUCCA VALLEY  
DEVELOPMENT REVIEW COMMITTEE  
MEETING APPLICATION**

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*The Development Review Committee (DRC) meets at 1:30 PM – 2:30 PM., each Thursday at the Town’s office located at 58928 Business Center Drive. Upon your arrival, please check-in at the front counter.*

Meeting date you are requesting: 05/09/2024 at 2:00pm via Microsoft Teams

The deadline for application submittal is a minimum of one week in advance of the meeting date. Each application is granted a meeting not exceeding 20 minutes with the Development Review Committee. A maximum of three applications can be scheduled for one meeting date.

Has this project been considered previously by the Development Review Committee? No

Assessor’s Parcel Number: 060120154

Contact person: Ryan Alvarez Phone: (714) 786-6322

Email: Ryan.Alvarez@kimley-horn.com Fax: \_\_\_\_\_

Description of project: Adding a fuel station to 58501 29 Palms Hwy that will contain six fuel pumps and three 20,000 gallon fuel tanks.

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***To assist staff members with the project, it is recommended to provide basic conceptual site plans and project description/narrative.***

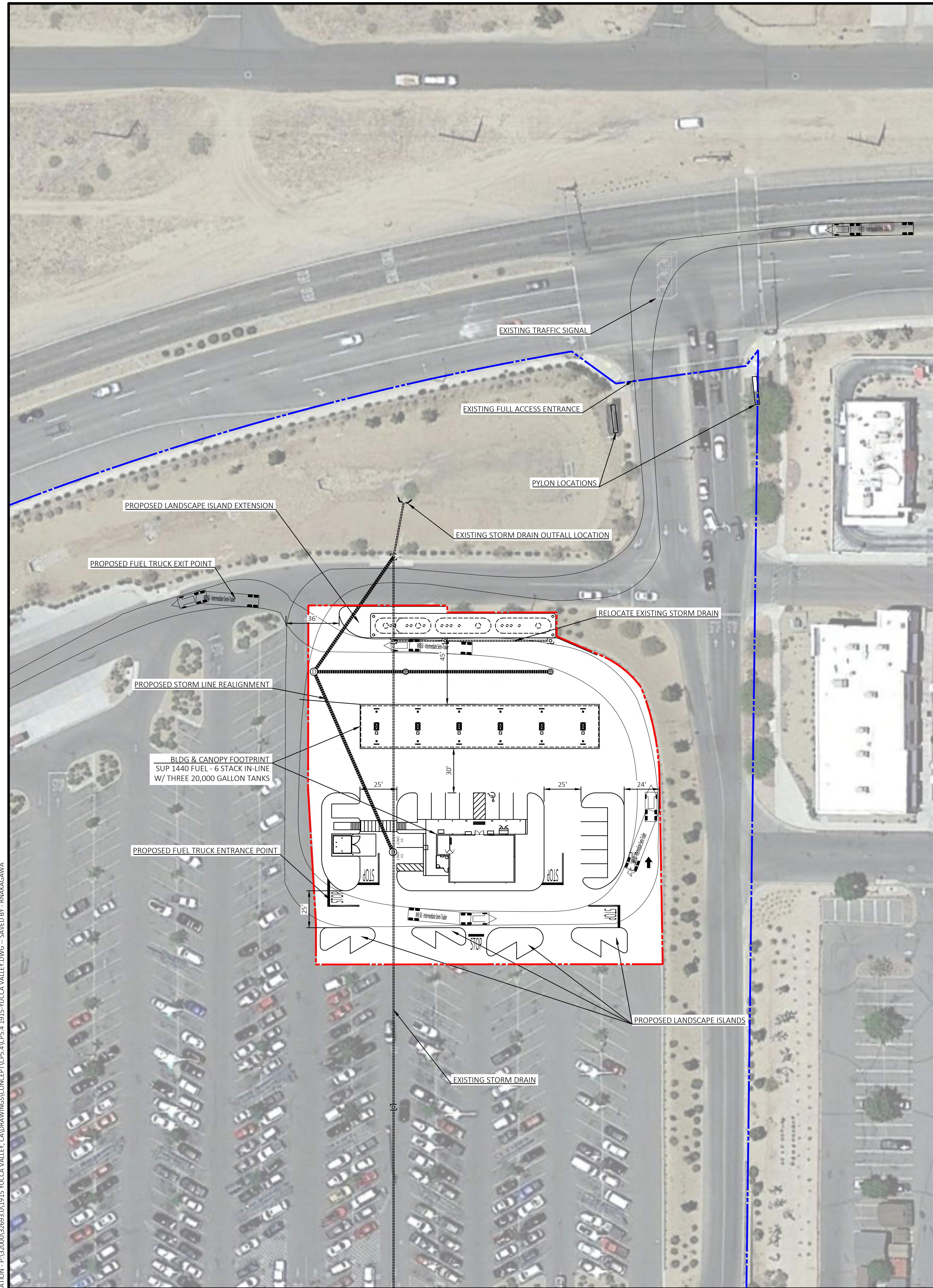
***Development Review Committee Contact List:***

Planning	760-369-6579; ext. 317
Building & Safety	760-369-6579; ext. 302
Engineering & Public Works	760-369-6579; ext. 307

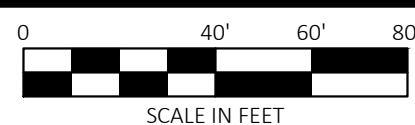
*Please be aware that, although the Town will make every effort to have all DRC members present at each meeting, at times this is not possible. A property owner or developer considering building in the Town of Yucca Valley is responsible to contact all other applicable agencies to obtain their standards and requirements for construction.*

***Return this completed application to the Planning Division via email at [ewilloughby@yucca-valley.org](mailto:ewilloughby@yucca-valley.org)***

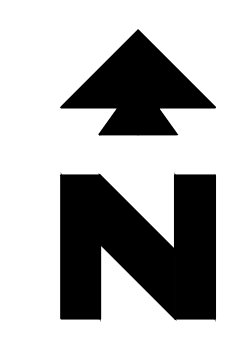
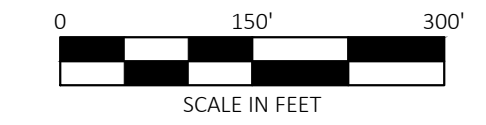




DETAILED SITE PLAN



OVERALL SITE PLAN



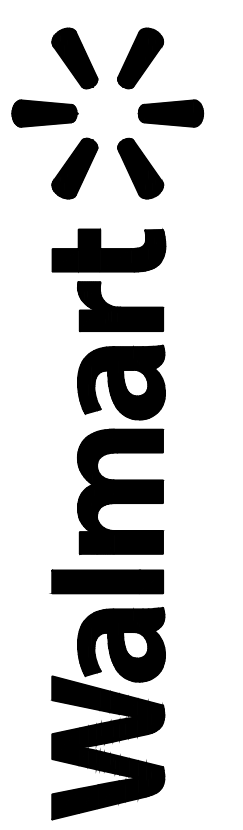
**LEGEND**

— EXISTING PROPERTY

— PROPOSED FUEL STATION AREA

SITE ANALYSIS TABLE		
FUEL STATION ADDRESS	58501 TWENTY NINE PALMS HWY.	
CURRENT ZONING	C-G	
EXISTING PARCEL AREA	22.74 AC	
EXISTING WALMART STORE AREA	206,965 SF	
	PARKING COUNT	PARKING RATIO
EXISTING PARKING	920 SPACES	4.45/1,000 S.F.
PROPOSED PARKING	808 SPACES	3.90/1,000 S.F.
CITY REQ. PARKING	828 SPACES	1.00/250 S.F.
WALMART REQ. PARKING	828 SPACES	4.00/1,000 S.F.
PROPOSED WALMART FUEL PARCEL AREA	1.21 AC	
PROPOSED PARKING	15 SPACES	10.22/1,000 S.F.
CITY REQ. PARKING	6 SPACES	1.00/250 S.F.
WALMART REQ. PARKING	7 SPACES	4.86/1,000 S.F.

CONCEPTUAL SITE PLAN  
58501 TWENTY NINE PALMS HWY.  
YUCCA VALLEY, CALIFORNIA



**Kimley»Horn**

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92668  
WWW.KIMLEY-HORN.COM

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROFESSIONAL OF RECORD  
PROJECT MANAGER  
DESIGNER  
DATE 1/29/2024  
REVISION REV-0

1440 C-STORE  
6 PUMPS IN-LINE  
THREE (3) 20,000 GALLON FUEL TANKS

CONCEPTUAL  
SITE PLAN  
SHEET TITLE  
SHEET NUMBER

CP-5.4