

November 21, 2023

Miguel Tellez  
7635 Church Street  
Yucca Valley, CA 92284

**RE: LAND USE COMPLIANCE, LUCR 01-23 LA CASA DEL TEQUILA  
55501 TWENTYNINE PALMS HIGHWAY  
CORRECTIONS (1<sup>ST</sup> REVIEW)**

Mr. Tellez:

Thank you for submitting the above referenced application which the Town of Yucca Valley received on October 25, 2023. Below is a list of comments after review of the proposed project.

1. Orient the top of the site plan to north and update north arrow accordingly.
2. Illustrate existing buildings and traveled ways within 100 feet of the exterior boundaries of the subject property.
3. Illustrate abandoned septic tank and no-build area.
4. Illustrate location of on-site utilities and locations of existing public utilities including sanitary sewers, water mains, and storm drains.
5. Illustrate total right-of-way for Twentynine Palms Highway including lanes. The total right-of-way is 134' (67' half-width). The current right-of-way appears to be 55'. An additional dedication of 12' is anticipated.
6. Parking spaces #1-3 appear to be within future right-of-way and appear to require backing into Twentynine Palms Highway to exit. Please remove parking spaces #1-3.
7. ADA loading area shall be on the passenger side of the ADA parking stall #4.
8. Illustrate 3-bin trash enclosure. Standard drawing is attached.
9. Signage is under a separate permit. Site plan shows new proposed sign located potentially in the future right-of-way and appears to exceed Town sign standards. Please see attached sign regulations from the Old Town Specific Plan and Ordinance 156, Sign Regulations, for more information. Attached is an application for a sign permit if you choose to include the signs with this application.

If you have any questions or require any additional information, please contact Planning Division staff at 760-369-6575, extension 317.

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