



May 21, 2024
Town Council Meeting

Land Development Update Report



Land Development Update Report: Recommendation

Recommendation:

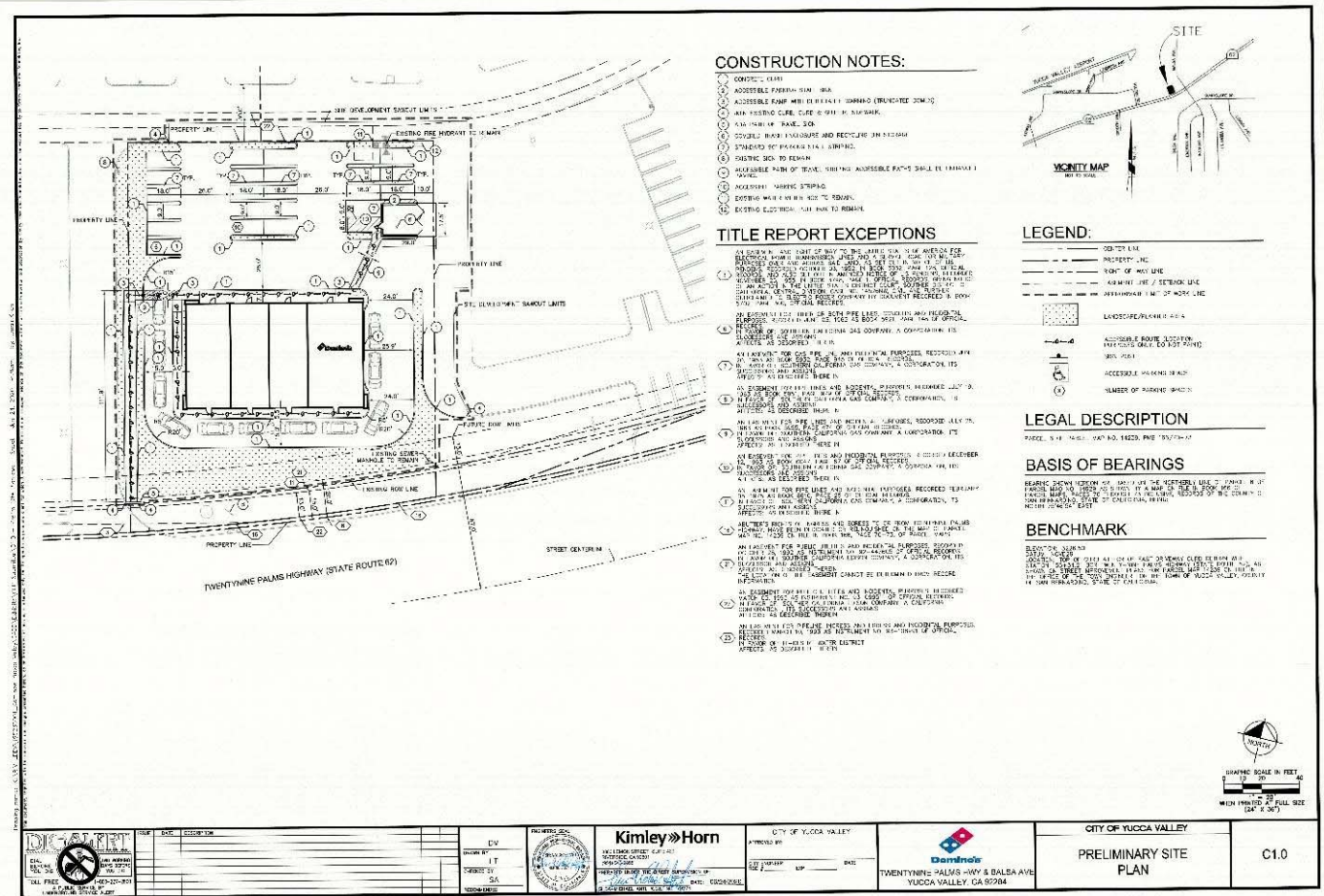
That the Town Council receives and files the report.



Conditional Use Permit 01-20: Domino's & Jersey Mike's

Location: 57258 Twentynine
Palms Highway.

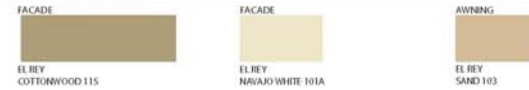
APN 0601-402-15.



Project Description: Multi-tenant development located in the Stater Brothers (east) outer parking lot to include Domino's Pizza as an end cap. The total building size for the proposed project is 4,000 square feet, which includes a drive-thru located on the south side of the structure. The project has been approved by the Planning Commission and the property owner can pull building permits at their discretion.



Conditional Use Permit 01-20: Domino's & Jersey Mike's





Conditional Use Permit 01-23: Starbucks West

Location: 57037
Twentynine Palms Highway.

APN 0595-371-21.

GENERAL NOTES:

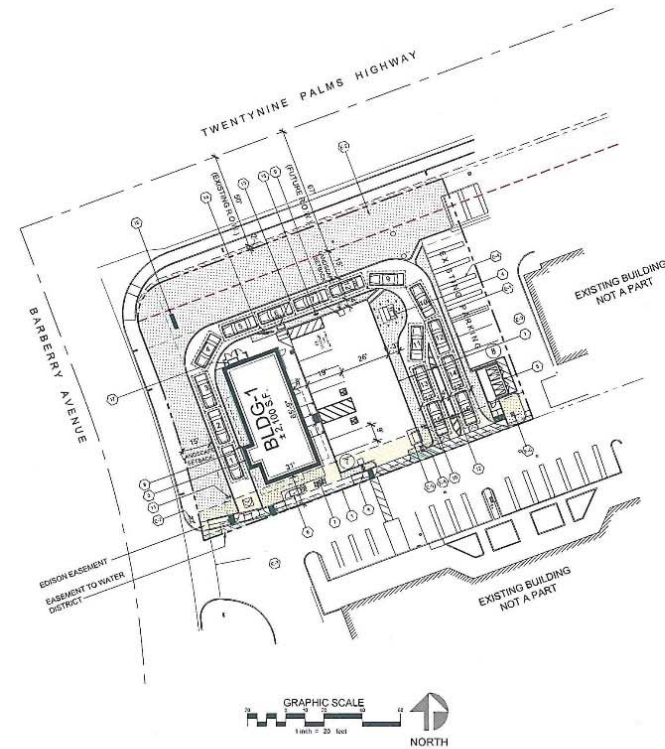
1. THESE ARE 500 AMPERE PLANS ON THIS PROPERTY, SINCE THIS IS AN EXISTING PROPERTY OF AN OVERHEAD LINE, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
2. A GEOLOGICAL ASSESSMENT IS NOT REQUIRED FOR THE SAME REASON THAT A NEUTRAL PARTY PLAN IS NOT NECESSARY.
3. EXISTING UTILITIES EXISTING UTILITIES SHOWN ARE TO BE FIELD VERIFIED AT TIME OF CONSTRUCTION. REVISIONS TO BE PROJECTED UTILITIES.
4. (DATA MARKING: THIS IS AN UNZONED ZONE) (NOTE: ON THE PROJECT SITE, THIS SITE IS CLASSIFIED AS ZONE UNZONED MAP 952000000, EFFECTIVE 02/20/04)

LEGAL DESCRIPTION:

PARCEL 4 OF PARCEL MAP NO. 948 IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN IN RECORDS IN THE BOOK 38, PAGE 38, 102-30 OF PARCEL MAPS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EASEMENT NOTES:

- E1. EASEMENT FOR NON-VEHICULAR ACCESS PURSUANT TO PARCEL MAP NO. 548, P.M.S. 5353-24
- E2. EASEMENT TO NEAREST COUNTY WATER DISTRICT FOR WATER LINES PURSUANT TO PARCEL MAP NO. 100, RECORDS JAN. 28, 1988 OF OFFICIAL RECORDS.
- E3. EASEMENT TO SOUTHERN CALIFORNIA Edison COMPANY FOR PUBLIC UTILITIES PURSUANT TO PERMITS 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



KEYNOTES	
1. EROSION CONTROL	11. WIND BREAKER
2. EROSION CONTROL	12. TREE CROWN
3. EROSION CONTROL	13. TREE TRUNK
4. EROSION CONTROL	14. NEW WALL
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SITE DATA

ADDRESS: 57037 TWENTYNINE PALMS HIGHWAY, YUCCA VALLEY, CALIFORNIA 92284 0595-371-21

APN: 0595-371-21

LEGAL: T.B.D.

DESCRIPTION: C-MU - MIXED USE COMMERCIAL

EXIST. LAND USE: PARKING

GENERAL PLAN: COMMERCIAL

SITE AREA: GROSS AREA: 0.55 ACRES (23,908 S.F.)
NET AREA: 0.50 ACRES (21,587 S.F.)

BUILDING AREA: 2,100 S.F.

LOT COVERAGE: 9.7%

PARKING PROVIDED: 2 ACCESSIBLE STALLS
1 EV ACCESSIBLE STALLS
17 STANDARD
19 TOTAL

LANDSCAPE AREA: 5,877 S.F.
LANDSCAPE %: 27% (15% REQ.)

S.E.C. OF TWENTYNINE PALMS HIGHWAY & BARBERRY AVENUE, YUCCA VALLEY, CA

VICINITY MAP
NOT TO SCALE

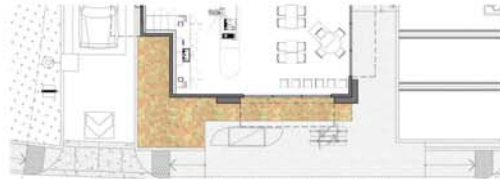
CONCEPTUAL SUBJECT TO CHANGE

<p>AVANT REAL ESTATE 4489 AYERS AVE., VERNON, California, 91354</p>	<p>57037 TWENTYNINE PALMS HIGHWAY Yucca, California 92284</p>	<table border="1"> <tr> <th>#</th> <th>Description</th> <th>Date</th> </tr> <tr> <td>1</td> <td>1st SUBMITTAL</td> <td>02/21/2023</td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> </table>	#	Description	Date	1	1st SUBMITTAL	02/21/2023	2			<p>SITE PLAN 01/15/2023 22015TMA</p> <p>SP-08</p>	<p>mma Architecture</p>
		#	Description	Date									
1	1st SUBMITTAL	02/21/2023											
2													

Project Description: Construction of a new 1,200 square foot drive-through coffee shop. The project has been approved by the Planning Commission and the property owner can pull building permits at their discretion.



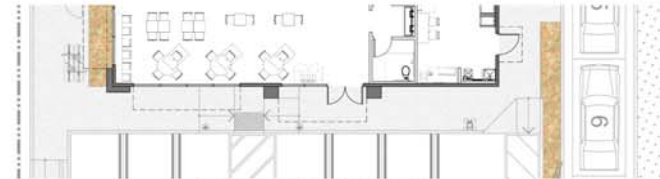
Conditional Use Permit 01-23: Starbucks West



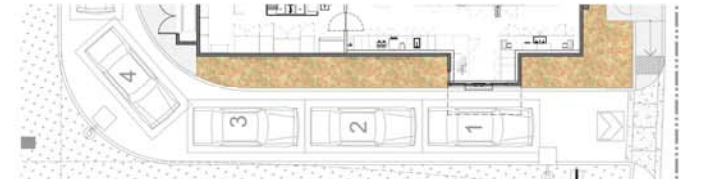
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

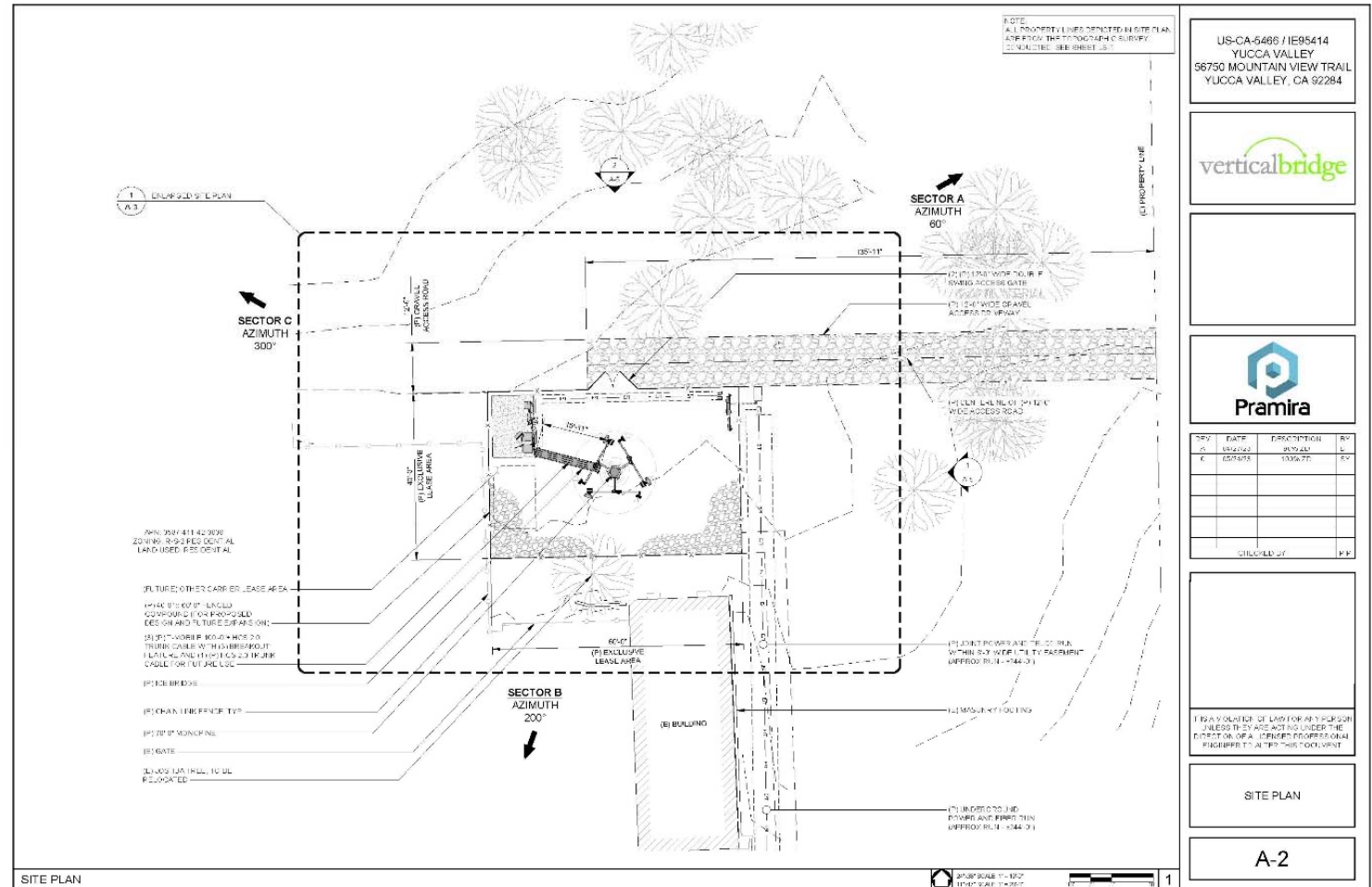
FINISH KEYNOTES	
1	CEMENT PLASTER FRESH SAND/7% TACHEL BY ORECA PLASTER
2	CONCRETE PAINTED
3	ALUMINUM STONE/STONE FRESH GARD BROWN BY ARCADIA GLASS CLEAR FLAT GLASS
4	METAL FINISH FRESH PAINTED STEEL
5	STANDING SEAM METAL ROOF FRESH PAINTED
6	STONE MOWER TYPE BOWDO BLUFFSTONE BY EL DORADO STONE
7	CORTEX JOINT FRESH PAINTED
8	ROOF TILE TYPE CANTERBURY COLOR (MC 140) SANTA BARBARA BLEND BY SABLE ROOFING
9	METAL WALL LATTICE TYPE PAINTED METAL
10	WALL FINISH TYPE BRAY SERIES, BYWOL LED, 1/2" COLOR: #1 BLACK BY LUMINA
PAINT COLORS	
1	PAINT COLOR: SWAIN WORLDLY GRAY BY SHERWIN WILLIAMS
2	PAINT COLOR: SWAIN ANCHORAGE BY SHERWIN WILLIAMS
3	PAINT COLOR: SWAIN FERRON BLACK BY SHERWIN WILLIAMS
<small>NOTE: MANUFACTURER AND MODEL NUMBERS IDENTIFIED ABOVE REFERENCED FOR DESIGN INTENT ONLY AND MAY BE SUBSTITUTED BY AN EQUIVALENT ALTERNATE.</small>	



Conditional Use Permit 03-23: Vertical Bridge Monopine

Location: 56750
Mountain View Trail

APN 0587-411-42.



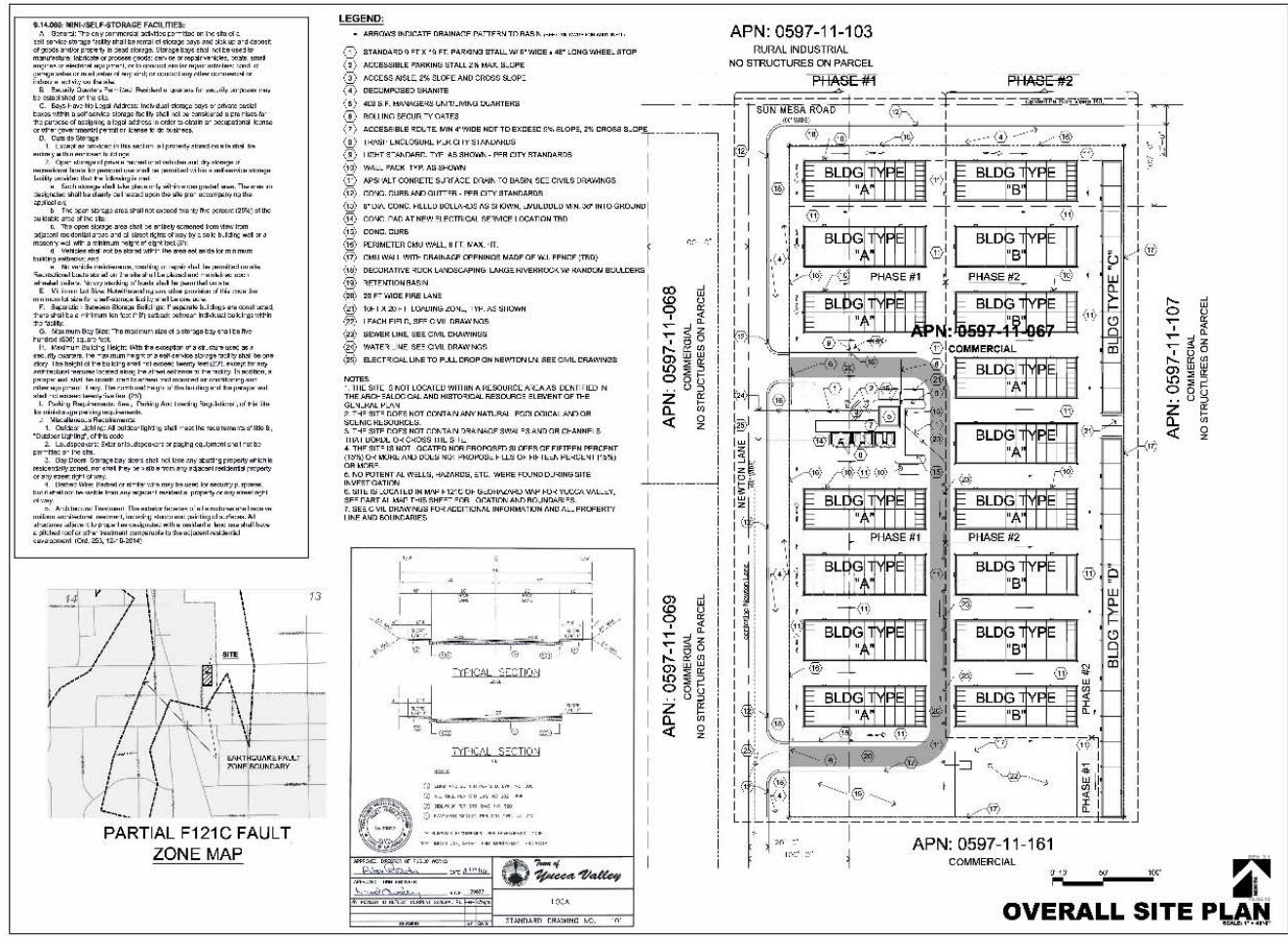
Project Description: Construction of a 70' tall monopine with wireless installation and associated hardware within a 40'x60' fenced leased area. The facility is proposed to be unmanned. The proposed project is pending Planning Commission hearing.



Conditional Use Permit 04-23: Sun Mesa Mini-Storage

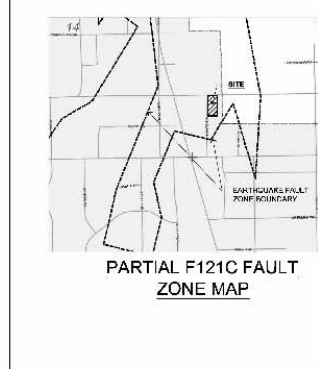
**Location: 4815
Newton Lane.**

APN 0597-111-67.



§ 14069. MINI-STORAGE FACILITIES:

- Storage facility shall be constructed on a lot of at least 5,000 square feet of area. The storage facility shall be constructed on a lot of at least 5,000 square feet of area. The storage facility shall be constructed on a lot of at least 5,000 square feet of area. The storage facility shall be constructed on a lot of at least 5,000 square feet of area.
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- LEGEND:**
- STANDARD 8 FT X 10 FT PAVING STALL, 8 FT WIDE X 48" LONG WHEEL STOP
 - ACCESSIBLE PAVING STALL 2% MAX. SLOPE
 - ACCESSIBLE 2% SLOPE AND CROSS SLOPE
 - DECOMPOSED GRANITE
 - 400 S.F. MANAGER'S UNIT, MING QUARTERS
 - ROU (NO SIGN) TY GATES
 - ACCESSIBLE ROUTE MIN 4" WIDE NOT TO EXCEED ON SLOPE, 2% CROSS SLOPE
 - HANDY ENCLOSING, 1/4" X 1/4" STAINLESS
 - LIGHT STANDARD, TYPE AS SHOWN - PER CITY STANDARDS
 - WALL, PACK, TYPE AS SHOWN
 - APS (ALT CONCRETE SURFACE) DRAIN TO BASIN, SEE CIVIL DRAWINGS
 - CONG. CURB AND GUTTER - PER CITY STANDARDS
 - 2" DIA. CONC. HOLLOW BOLLARDS AS SHOWN, SPACED MIN. 30' IN 10' GROUND
 - CONG. PAD AT NEW ELECTRICAL SERVICE LOCATION (TWO)
 - CONG. CURB
 - PERIMETER CMU WALL, 8 FT. MAX. HT.
 - CMU WALL WITH DRAINAGE OPENINGS MADE OF W/1. FRAP, (TWO)
 - DECORATIVE ROCK LANDSCAPING, LARGE HIVEROCK W/ RANDOM BOLLARDS
 - PERIMETER DRAINAGE
 - 20 FT WIDE FIRE LANE
 - 8" X 12" X 1" LUMBER ZONING, TYPE AS SHOWN
 - FACED FIRM, 8" X 12" DRAWINGS
 - SEWER LINE, SEE CIVIL DRAWINGS
 - WATER, SEE CIVIL DRAWINGS
 - ELECTRICAL LINE TO PULL DROP ON NEWTOWN LANE, SEE CIVIL DRAWINGS
- NOTES:**
- THE SITE IS NOT LOCATED WITHIN A RESOURCE AREA AS IDENTIFIED IN THE GEOLOGICAL AND HISTORICAL RESOURCE ELEMENT OF THE GENERAL PLAN.
 - THE SITE DOES NOT CONTAIN ANY NATURAL POISONS OR ANIMAL OR VEGETATION.
 - THE SITE DOES NOT CONTAIN DRINKING WATER AND OR CHLORINE IS NOT LOCATED ON-CROSSING SITE.
 - THE SITE IS NOT LOCATED NOR PROPOSED IN AN AREA OF FIFTEEN PERCENT (15%) OR MORE OF THE PROPOSED 1/4" X 1/4" STAINLESS (1/4" X 1/4" STAINLESS).
 - NO POTENTIAL WELLS, HAZARDS, ETC., WERE FOUND DURING SITE INSPECTION.
 - THE SITE IS LOCATED IN THE 1/2" X 1/2" OF 6-DIVISION MAP FOR YUCCA VALLEY, SEE PARTIAL F121C FAULT ZONE BOUNDARY AND BOUNDARIES.
 - SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION AND ALL PROPERTY LINE AND BOUNDARIES.

Project Description: Construct new 89,700 square foot mini-storage facility with office manager unit, including street improvements, block wall, lighting, and landscaping. Environmental studies are being prepared by the applicant. CEQA review begins when special studies have been submitted.

DRP Enterprises

ROB BILLINGS
SUN MESA ROAD
YUCCA VALLEY, CA

PROPOSED MINI STORAGE
S.E. CORNER
NEWTON LANE AND SUN
MESA ROAD

SCALE
1" = 40'-0"

T-1.0



Conditional Use Permit 04-23: Sun Mesa Mini-Storage

BLDG TYPE "B" SIDE ELEVATION

NOTE: ONE ELEVATION SHOWN FOR SIDE AND END ELEVATIONS AS OPPOSITE ELEVATIONS ARE IDENTICAL.

BLDG TYPE "C" AND "D" END ELEVATION

BLDG TYPE "C" AND "D" SIDE ELEVATION

NOTE: ONE ELEVATION SHOWN FOR SIDE AND END ELEVATIONS AS OPPOSITE ELEVATIONS ARE IDENTICAL.

BLDG TYPE "A" END ELEVATION

BLDG TYPE "A" SIDE ELEVATION

BLDG TYPE "B" END ELEVATION

NOTES:

1. ALL METAL TO BE 26 GA. UNLESS NOTED OTHERWISE
2. ALL ROOF AND WALL PANELS TO BE 80% PSI GALVANIZED STEEL (GALVALUME+ OR BETTER)
3. ALL DOOR HANDLES TO BE 15" FROM GROUND MIN. AND 48" FROM GROUND MAX.
4. GUTTERS AND DOWNSPOUTS INTEGRAL WITH METAL ROOF OVERHANGS AND EAVES WITH COLOR: EMPIRE SIG 200 KOKO BROWN
5. BOLLARDS TO BE YELLOW REFLECTIVE PAINT AND OR WITH REFLECTED STRIPES.
6. PROVIDE 4" HT. WAINSCOT AT UNITS VISIBLE FROM STREET. COLOR: EMPIRE SIG 200 CHARCOAL GRAY.
7. ALL COLORS TO BE EMPIRE SIGNATURE 200 STANDARD COLORS.

PROPOSED COLORS:

- MAIN BUILDING SIDING SADDLE TAN
- WAINSCOTING CHARCOAL GRAY
- ROLL-UP/OFC DOORS POLAR WHITE
- TRIM, GUTTERS, FASCIA KOKO BROWN

Project Designer:
ROB BILLINGS
SUN MESA ROAD
YUCCA VALLEY, CA

Project:
PROPOSED MINI STORAGE
S.E. CORNER
NEWTON LANE AND SUN MESA ROAD

SCALE
3/16" = 1'-0"

T-4.0



Land Use Compliance Review 01-23: La Casa Del Tequila



REVISIONS
PLAN PREPARED: AUG. 18, 2023
PLAN CHECK:
BY: M. TELLEZ

M80 DESIGN LLC.
7835 CHURCH STREET - YUCCA VALLEY, CA 92284
PHONE: 951-450-3102

PROJECT ADDRESS: 55501 29 PALMS HWY. - YUCCA VALLEY, CA. 92284

SHEET NAME: RENDERINGS & PAINT / FINISH LAYOUT

THIS IS A COMMERCIAL REMODEL & ADDITION FOR:

LA CASA DEL TEQUILA
55501 29 PALMS HWY. - YUCCA VALLEY, CA. 92284
E-MAIL: YWESTRINE@GMAIL.COM
PHONE: 951-450-3102

DRAWN BY: M. TELLEZ

DATE: INDICATED

SCALE: INDICATED

SHEET NO. **A-3**

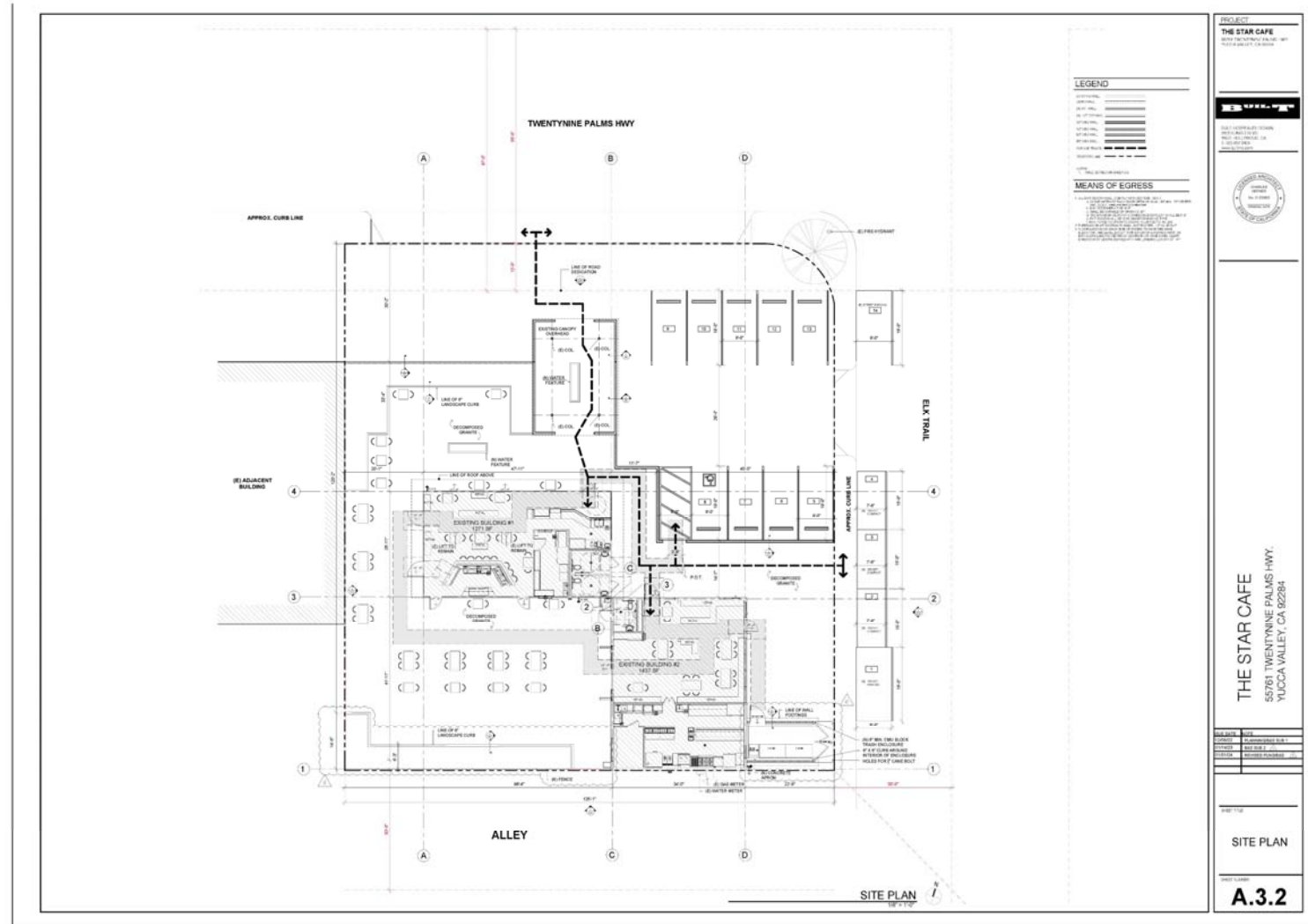
OF SHEETS



Site Plan Review 02-23: The Star Cafe

Location: 55761
Twentynine Palms
Highway.

APN: 0586-341-13.



Project Description: Change of use from automotive repair to café/restaurant/retail. On-site food preparation and alcohol sales. The project also includes approximately 17 outdoor dining tables with landscaping and water features. The project has been approved by the Planning Commission and the property owner can pull building permits at their discretion.



Site Plan Review 02-23: The Star Cafe





Site Plan Review 03-23: Nice Dream Ices

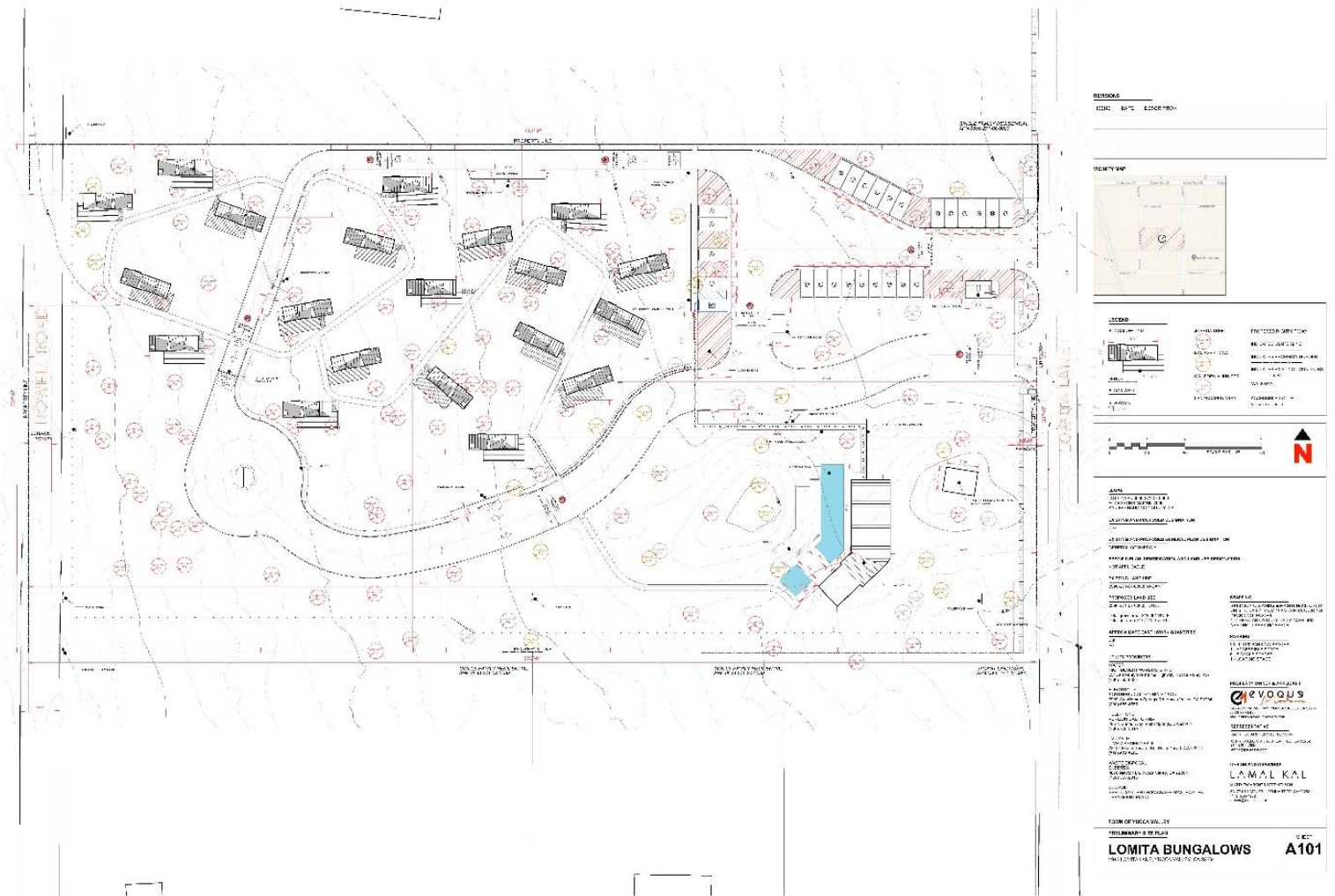




Site Plan Review 04-23: Evoque Modern Lomita Bungalow Motel

Location: 4942 Lomita Lane, Yucca Valley, CA 92284.

APN: 0596-271-07.



Project Description: Construction of twenty motel units each 320 square foot in size with a pool, clubhouse, and roadway construction. The proposed project is currently pending CEQA review.



Site Plan Review 04-23: Evoque Modern Lomita Bungalow Motel

LOMITA BUNGALOWS

4042 LOMITALANE, YUCCA VALLEY, CA 92284

ARCHITECTURAL SHEETS

A101 SITE PLAN
A102 BUNGALOW FLOOR PLAN
A103 CLUBHOUSE FLOOR PLAN
A201 BUNGALOW ELEVATIONS
A202 BUNGALOW COLOR ELEVATIONS
A203 CLUBHOUSE ELEVATIONS
A204 CLUBHOUSE COLOR ELEVATIONS
A901 BUNGALOW RENDER
A902 CLUBHOUSE RENDER

LANDSCAPE SHEETS

L101 NATIVE PLANT PLAN
L102 LANDSCAPING PLAN

MECHANICAL SHEETS

E101 PHOTOMETRIC PLAN

PROPERTY OWNER & APPLICANT

Evoque Modern
54934 29 PALMS HWY, YUCCA VALLEY CA 92284
17651 888-4436
info@evoquemodern.com

DESIGN AND DRAWINGS

LAMAL KAL

MATTHEW ARCHER STEPHENSON
63177 GOLDEN ST, JOSHUA TREE, CA 92252
(642) 295-7932
archer@lamal-kal.com

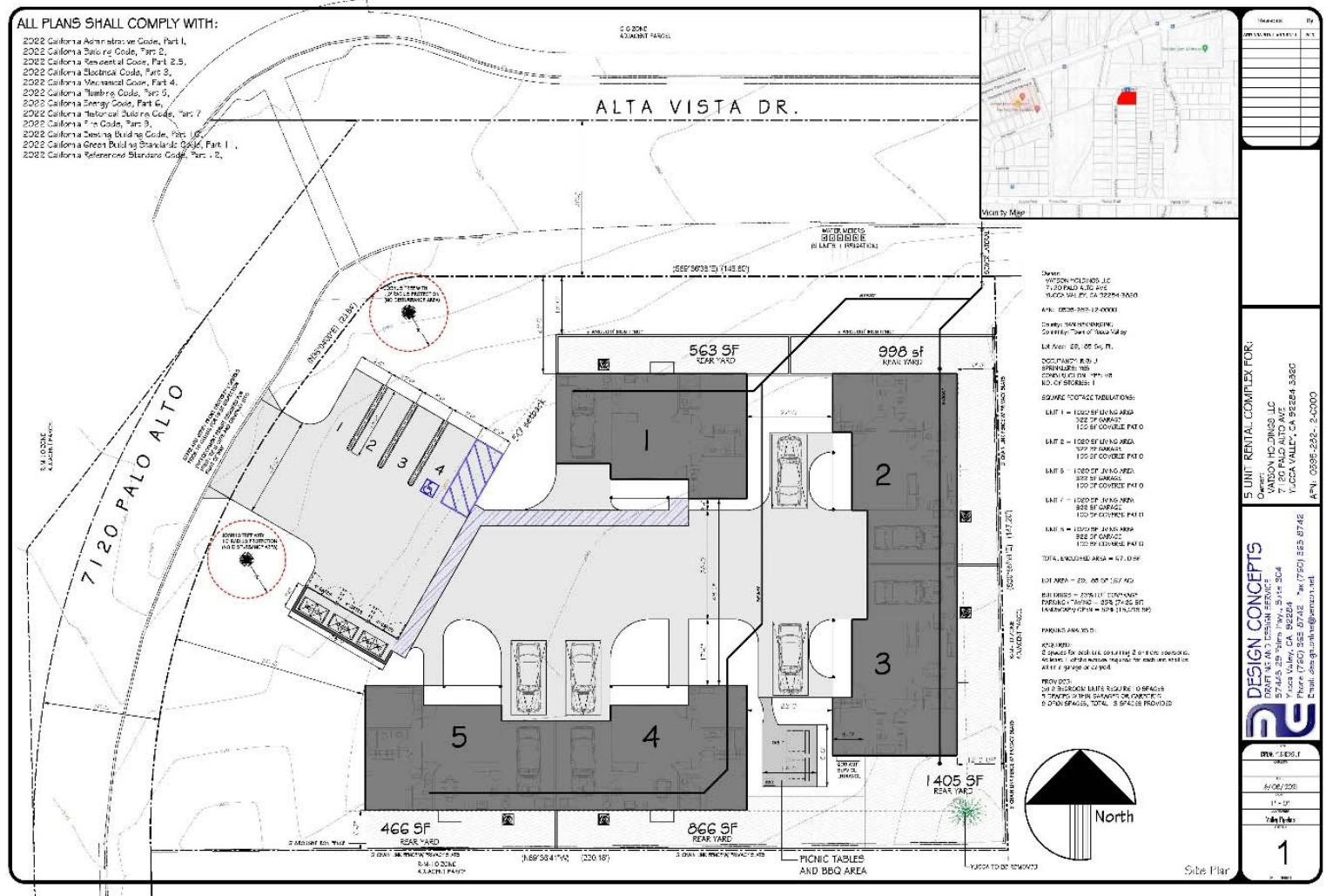




Site Plan Review 05-23: Palo Alto 5-Plex

Location: 7120 Palo Alto Avenue, Yucca Valley, CA 92284.

APN: 0595-282-12.



Project Description: Construction of a 5-unit multi-family residential apartment building with landscape and off-site road and sidewalk improvements. The project has recently completed construction.



Informal Project Review Applications: Development Review Committee and Pre-Application

In addition to formal land use applications, such as Conditional Use Permit (CUP), Land Use Compliance Review (LUCR), and Site Plan Review (SPR), the Town also provides free informal review via a Development Review Committee (DRC) application and low cost informal review via a Pre-Application (PA).



Development Review Committee (DRC): Sample Project List

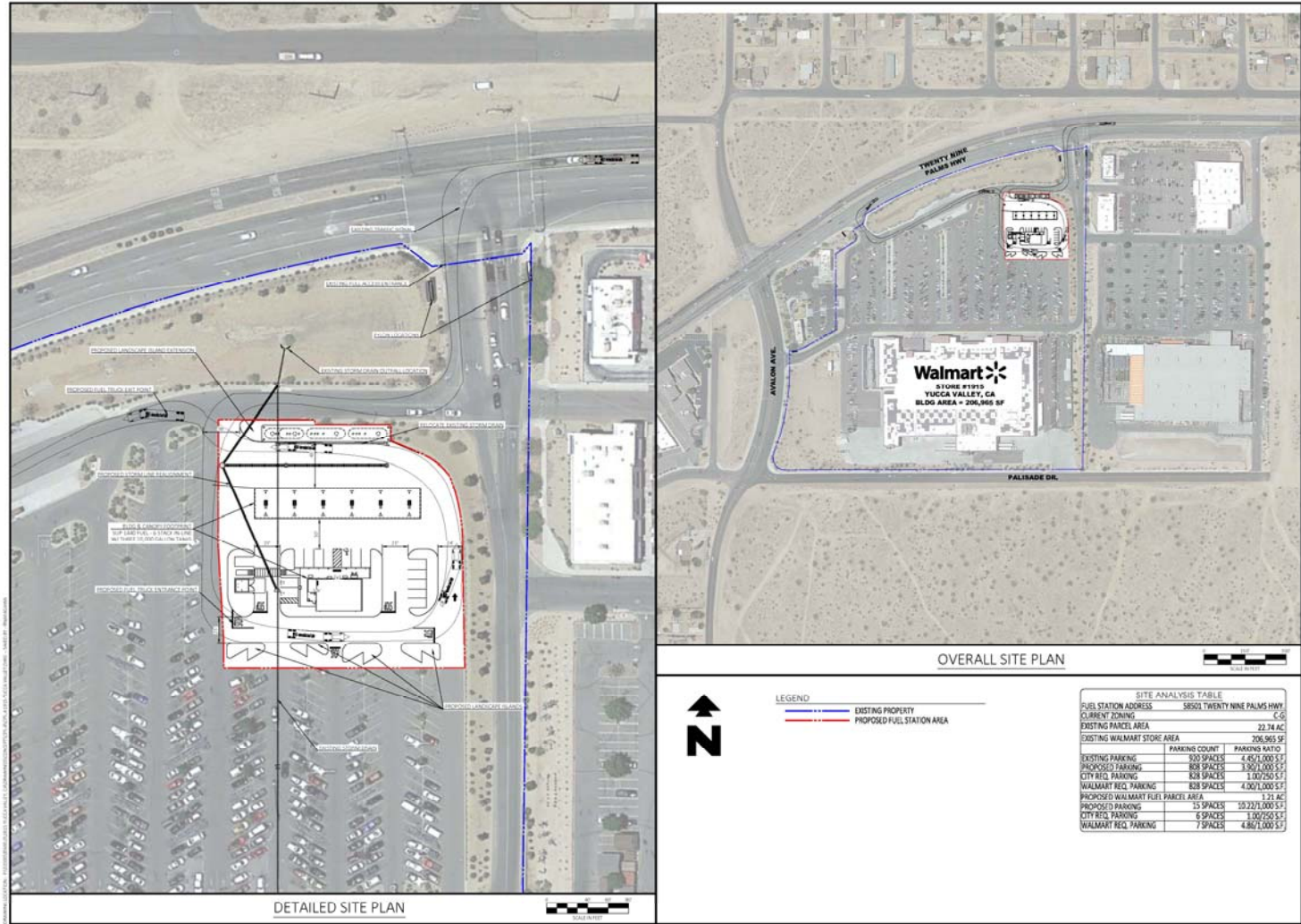
- Super Walmart Fueling Station
- Yucca Valley Materials Lab
- Skyline Ranch Road Propane Distribution
- Danmark Development Subdivision
- Joshua Springs Gymnasium
- Hi Desert Artists Retail and Art Gallery
- Palo Alto Multi-Family 5-Plex
- La Palapa Renovation and Expansion
- Yucca Bowl Outdoor Patio and Bar
- Old Woman Springs Brewery
- Tumbleweed Sanctuary Wedding Venue



Development Review Committee (DRC): Super Walmart Fueling Station

Location: 58501 Twentynine Palms Highway.

APN: 0601-201-54.



Kimley»Horn
INCORPORATED
 1000 N. 4TH AVENUE, SUITE 200, DENVER, CO 80202
 PHONE: 303.733.1100

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

PRELIMINARY
 NOT FOR
 CONSTRUCTION

APPROVED BY (CLIENT):
 PROJECT MANAGER:
 DESIGNER:
 DATE:
 SCALE:
 SHEET NO. 06-01

DATE PLOTTED:
 TIME: 10:20:00 AM 11/11/2015

CONCEPTUAL
 SITE PLAN

CP-5.4

Project Description: Construction of a fueling station with 6 fuel dispensers and a 1,440 square foot convenience store.

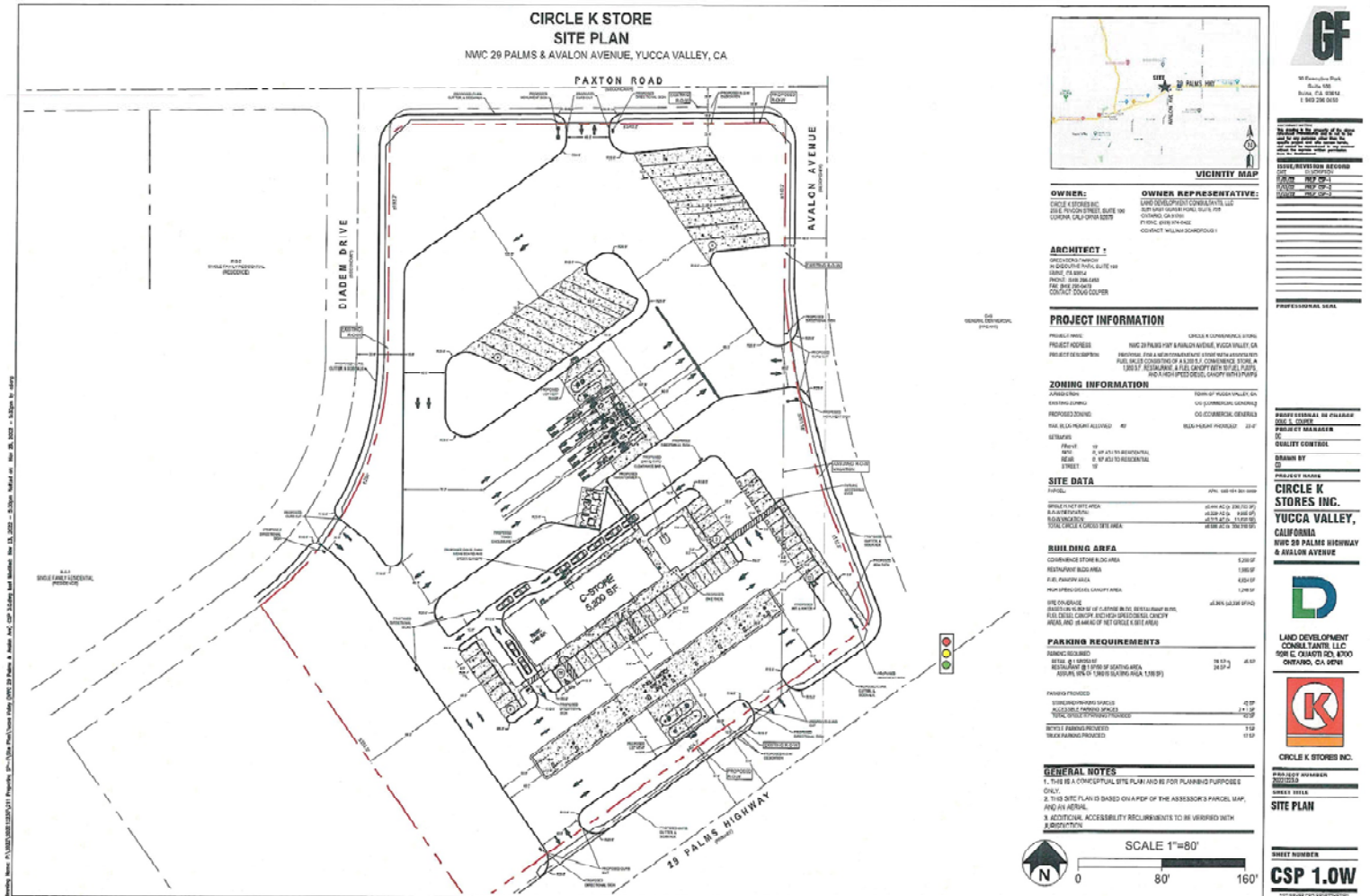


Pre-Application 01-23: Circle K Fuel Station

Location:

Northwest corner of Twenty-nine Palms Highway and Avalon Avenue.

APN: 0601-543-01.



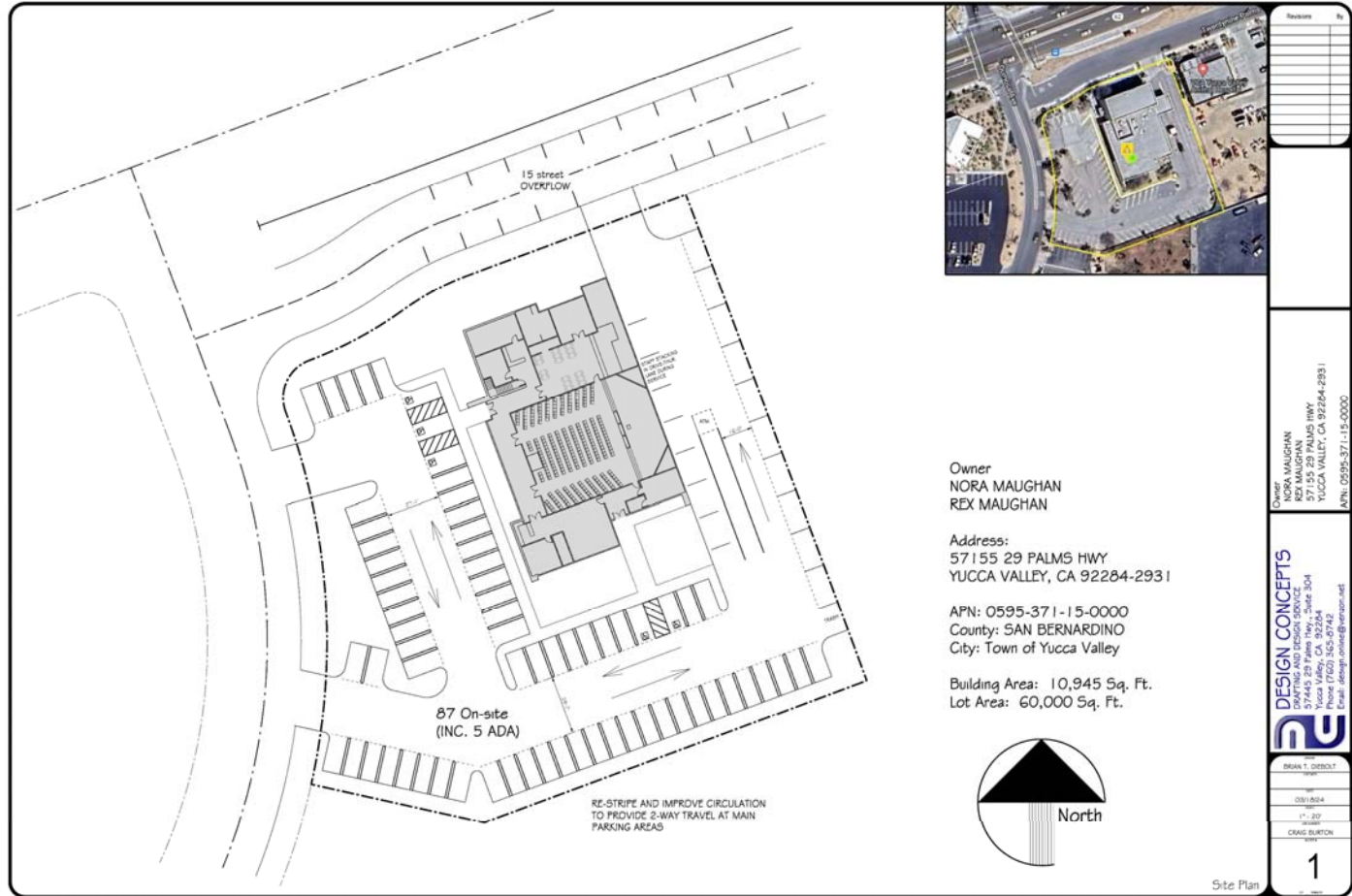
Project Description: Construction of a fueling station with 10 fuel dispensers, quick serve restaurant and 5,200 square foot convenience store. The preliminary site plan illustrates a drive-thru, 45 parking spaces, 17 additional semi-truck parking spaces, and diesel truck fueling.



Pre-Application 01-24: Lighthouse Christian Center

Location: 57155
Twentynine Palms
Highway.

APN: 0595-371-15.



Project Description: Conversion of the existing Bank of America structure to a Church. The project includes a nursery, children’s ministries, classrooms, and a 1,470 square foot coffee shop with drive-thru.



Pre-Application 02-24: Yucca Trail Mobile Home Park

Location: Northeast corner of Yucca Trail/Kickapoo Trail and Benecia Trail in Old Town.

APN: 0586-081-13.



Project Description: 100-110 Mobile Home/Recreational Vehicle spaces with a 5,000 square foot club house including an office, recreation room, gym, library, laundry facilities, and pool and jacuzzi.



Land Development Update Report: Recommendation

Recommendation:

That the Town Council receives and files the report.



Land Development Update Report

Questions following public comment.