



# Pre-Application

Date Received	6/7/24
By	Evan W.
Fee	\$535.00
Case #	PA 03-24

## General Information

**APPLICANT** 5th Street Development LLC Phone 310-346-0379

Mailing Address 1011 Camino Del Mar #258 Email chris@petodev.com

City Del Mar State CA Zip 92014

**REPRESENTATIVE** Chris Peto Phone 310-346-0379

Mailing Address 1011 Camino Del Mar #258 Email chris@petodev.com

City Del Mar State CA Zip 92014

**PROPERTY OWNER** 29 Palms Yucca Valley Ca LLC, A Florida limited liability Co Phone \_\_\_\_\_

Mailing Address 111 SE 2nd Street #101 Email randy@randysmith.net

City Delray Beach State FL Zip 33483

## Project Information

Project Address SWQ 29 Palms Hwy and Balsa Yucca Valley, CA

Assessor Parcel Number(s) 0601-416-05-000

Project Location SWQ 29 Palms Hwy and Balsa Yucca Valley, CA

Project Description: +/- 980 sqft Building. Drive Thru Coffee on +/- 1.01 acres of currently vacant land.

Double Drive Thru with que for (22) cars. (15) standard parking stalls (2) ADA parking stalls (1) EV stall

Access from Balsa will be thru Walgreens existing improvement. Access from 29 Palms will be thru Big 5

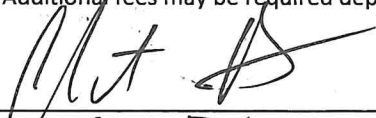
Existing improvements Project will include associated landscape, trash, lighting and utilities

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

RECEIVED  
 JUN 07 2024  
 BY: Evan W.

**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: Chris Pete  
Date: 6/4/2024

**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: Randall K Smith  
Date: 6-4-2024

**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<sup>00</sup>

Applicant's Signature

[Handwritten Signature]

Applicants Name  
(Please print)

Christopher Pete

Date:

8/4/2021

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