

5<sup>th</sup> Street Development, LLC  
1011 Camino Del Mar #258  
Del Mar, CA 92014

June 4, 2024

Jared Jerome  
Associate Planner  
Town of Yucca Valley  
Community Development Department  
58928 Business Center Drive  
Yucca Valley, CA 92284

RE: Pre-Application (PA)  
Project Description Letter  
SWQ 29 Palms and Balsa  
0601-416-05-000

Jared-

Current Condition:

The above referenced 1.01 acre parcel is vacant and undeveloped. A Joshua Tree Survey has been prepared and there are several trees on site copy enclosed.

The Site is currently zoned Commercial.

Adjacent Parcels:

- North - 29 Palms Hwy. Further North is a developed commercial center with Stater Bros, Harbor Freight, Tractor Supply and other tenants.
- East – Walgreens, then Balsa Ave and then Sonic
- South – Vacant Land, then Balsa Ave
- West – Big 5

Project Description:

The proposed project will be a +/-980 sqft free standing drive thru coffee restaurant with all applicable appurtenances. The proposed building will have a max height of 24'-0".

The site will include asphalt paving, parking lot striping, a double drive through lane with stacking for +/- (22) vehicles. A total of (18) parking spaces will be provided with (15) standard parking stalls (2) ada stalls and (1) EV stall.

Access will be through existing curb cuts on adjacent parcels.

Utilities

Connections will be made for water, sanitary sewer, storm sewer, water, power, gas, phone

Any questions please email at [chris@petodev.com](mailto:chris@petodev.com) or call 310-346-0379

*Christopher Peto*

Christopher Peto

Manager

5<sup>th</sup> Street Development LLC