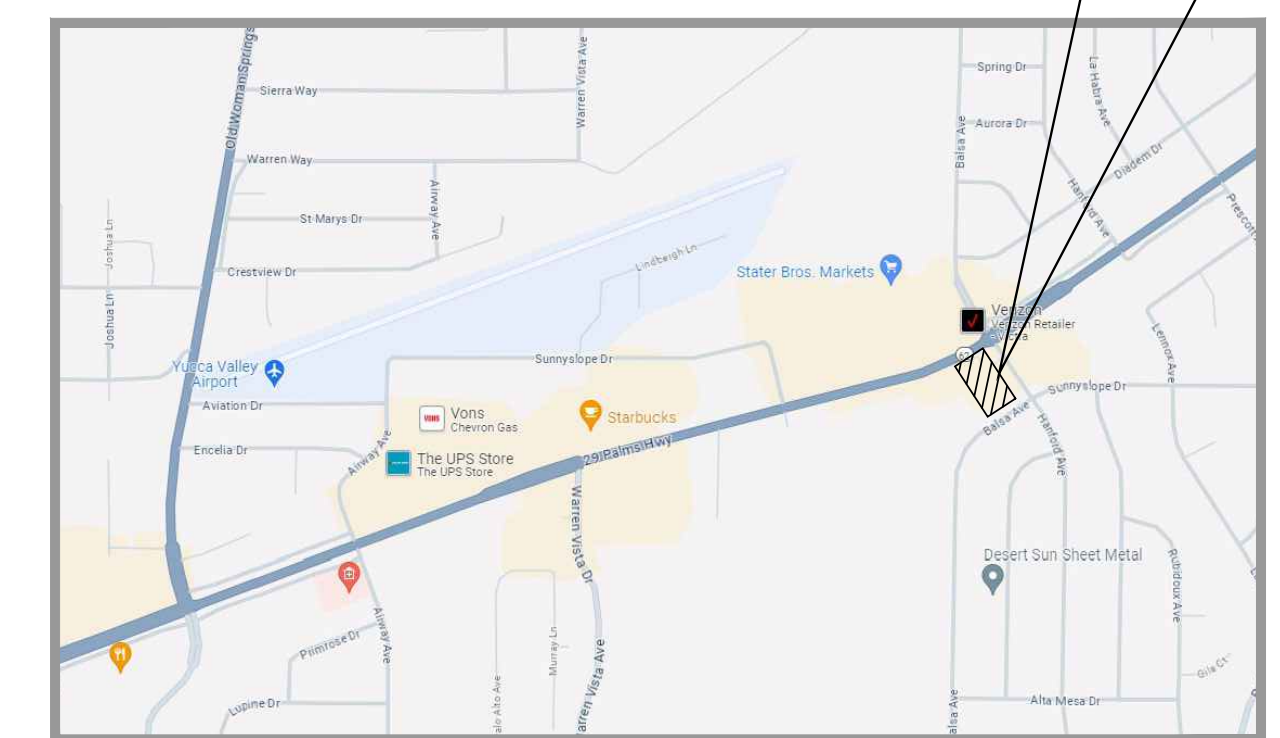


S.W.C. OF 29 PALMS HWY & BALSA AVE.
YUCCA VALLEY, CA 92284



VICINITY MAP
NOT TO SCALE



SITE DATA

<u>ZONING</u>	
PROPOSED USE	DRIVE THRU / COFFEE
EXISTING ZONING	COMMERCIAL
JURISDICTION	TOWN OF YUCCA VALLEY
APN	0601-416-05
ADJACENT ZONING	COMMERCIAL

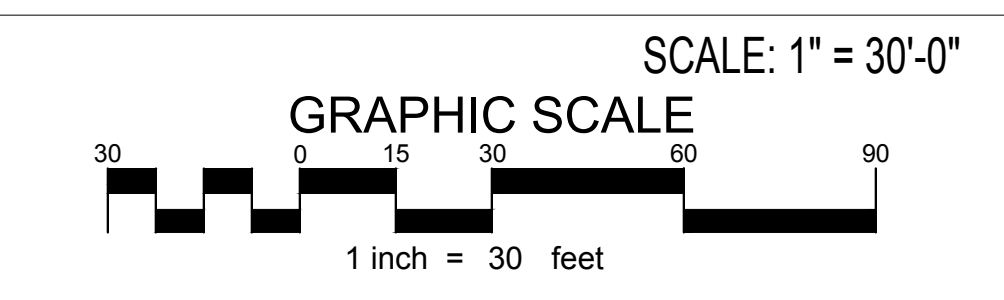
<u>SITE DATA</u>	
SITE AREA	(1.01 AC) ± 43,996 S.F.

<u>BUILDING DATA</u>	
BUILDING 1 (Drive thru Coffee)	± 980 S.F.

<u>PARKING REQUIRED</u>	
980 SF @ TBD.	TBD. STALLS

<u>PARKING PROVIDED</u>	
STANDARD:	15 STALLS
ADA	2 STALLS
EV STALL	1 STALLS
PARKING PROVIDED:	18 STALLS
PARKING RATIO PROVIDED:	18.3 per 1,000 S.F.

PROPOSED SITE PLAN



PRELIMINARY SITE PLAN SUBJECT TO CHANGE.
SITE LAYOUT IS BASED ON PARCEL MAP

