



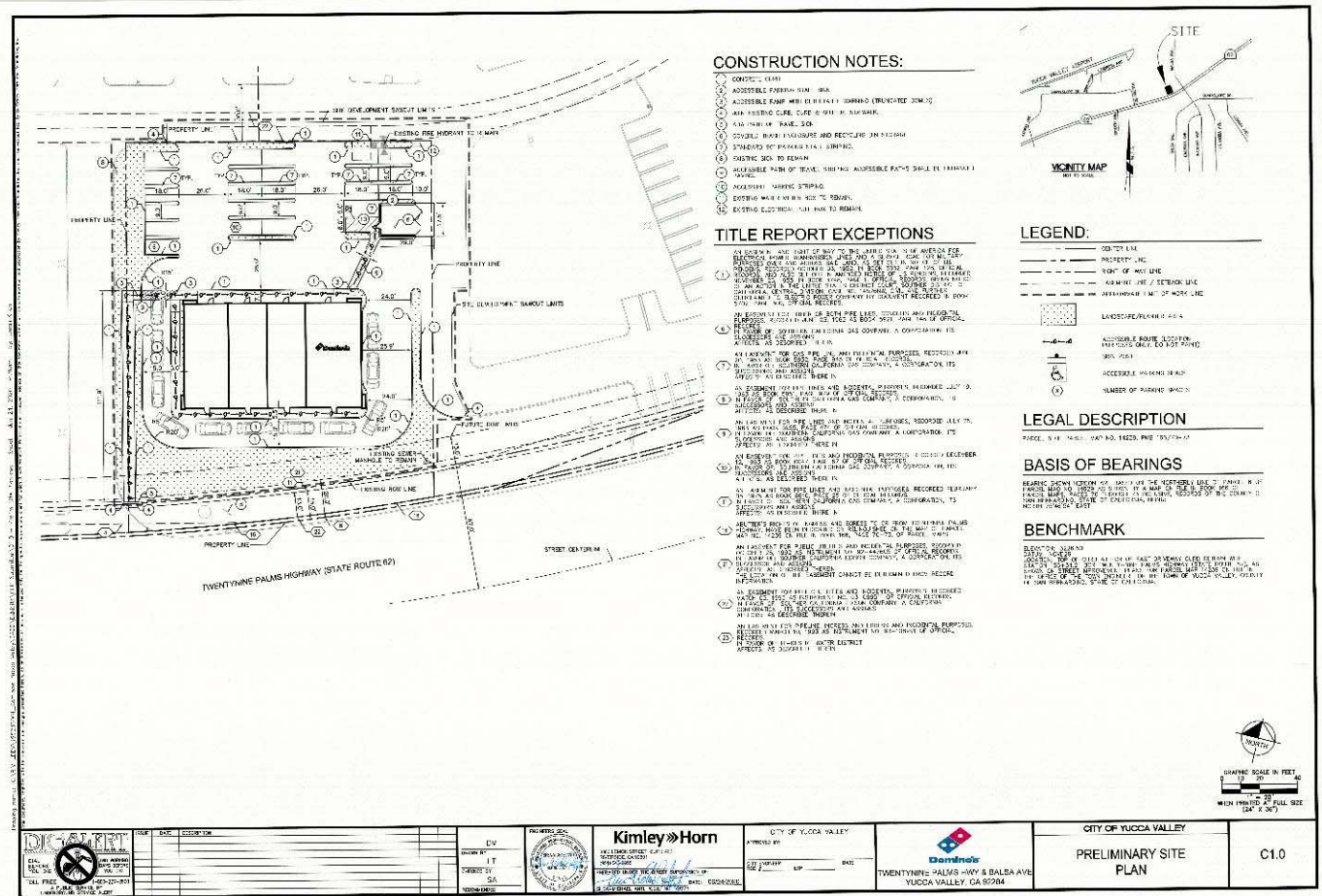
June 2024 Land Development Update Report



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

Location: 57258 Twentynine
Palms Highway.

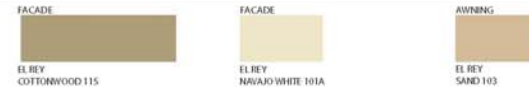
APN 0601-402-15.



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 building permits are scheduled to be issued June 23, 2024.



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



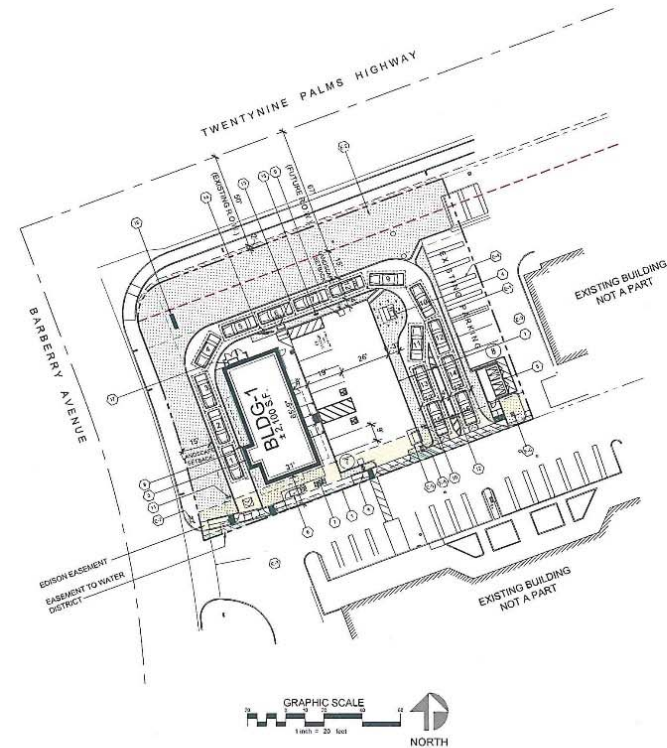


Conditional Use Permit 01-23: Starbucks West

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 THE PROTECTION OF THE PROPERTY FROM OVERHEATING.
2.	A SLOTTED ASSESSMENT IS NOT REQUIRED FOR THE SAME REASON THAT A NOTICE OF PUBLIC HEARING IS NOT REQUIRED.
3.	EXISTING UTILITIES EXISTING UTILITIES SHOWN ARE TO BE VERIFIED AT TIME OF CONSTRUCTION. REVISIONS TO BE PROVIDED TO THE PROJECT OWNER.
4.	IDEAL MAPPING, 11815 AVENUE 100, YUCCA VALLEY, CALIFORNIA 92284. THIS SITE IS CLASSIFIED AS ZONE 1 (R) PER MAP 92284001M, 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 BOOK 38, PAGE 38, 1103 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. 8, 5333-34.
E2.	EASEMENT TO NEAREST COUNTY WATER DISTRICT FOR WATER PURPOSSES PURSUANT TO PARCEL MAP NO. 103, P.M. 1, 103-107, RECORDED IN 4143 OF OFFICIAL RECORDS.
E3.	EASEMENT TO SOUTHERN CALIFORNIA Edison COMPANY FOR PUBLIC UTILITIES PURPOSES PURSUANT TO PARCEL MAP NO. 103, P.M. 1, 103-107, RECORDED IN 4143 OF OFFICIAL RECORDS.



KEYNOTES	
1. EROSION CONTROL	11. WINDSCREEN
2. EROSION CONTROL	12. TREE LITER
3. EROSION CONTROL	13. TREE LITER
4. EROSION CONTROL	14. TREE LITER
5. EROSION CONTROL	15. TREE LITER
6. EROSION CONTROL	16. TREE LITER
7. EROSION CONTROL	17. TREE LITER
8. EROSION CONTROL	18. TREE LITER
9. EROSION CONTROL	19. TREE LITER
10. EROSION CONTROL	20. TREE LITER
11. EROSION CONTROL	21. TREE LITER
12. EROSION CONTROL	22. TREE LITER
13. EROSION CONTROL	23. TREE LITER
14. EROSION CONTROL	24. TREE LITER
15. EROSION CONTROL	25. TREE LITER
16. EROSION CONTROL	26. TREE LITER
17. EROSION CONTROL	27. TREE LITER
18. EROSION CONTROL	28. TREE LITER
19. EROSION CONTROL	29. TREE LITER
20. EROSION CONTROL	30. TREE LITER
21. EROSION CONTROL	31. TREE LITER
22. EROSION CONTROL	32. TREE LITER
23. EROSION CONTROL	33. TREE LITER
24. EROSION CONTROL	34. TREE LITER
25. EROSION CONTROL	35. TREE LITER
26. EROSION CONTROL	36. TREE LITER
27. EROSION CONTROL	37. TREE LITER
28. EROSION CONTROL	38. TREE LITER
29. EROSION CONTROL	39. TREE LITER
30. EROSION CONTROL	40. TREE LITER

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.
AREA	9.7%
LOT COVERAGE	9.7%
PARKING PROVIDED	2 ACCESSIBLE STALLS 1 EV ACCESSIBLE STALLS 17 STANDARD 19 TOTAL
LANDSCAPE AREA	5,877 S.F.
LANDSCAPE AREA	27% (15% REQ.)
LANDSCAPE %	



AVANT REAL ESTATE
4489 AYERS AVE., VERNON, California, 90055

57037 TWENTYNINE PALMS HIGHWAY
Yucca, California 92284

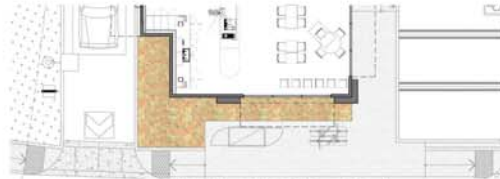
#	Description	Date
1	1st SUBMITTAL	02/21/2023
2		

SITE PLAN
01.15.2023 22015TMA
SP-08 mma Architecture

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.



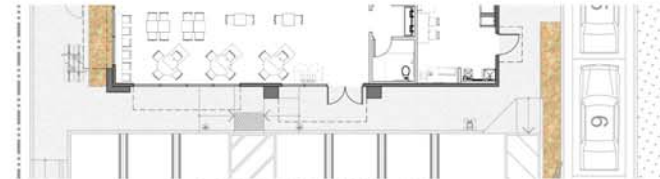
Conditional Use Permit 01-23: Starbucks West



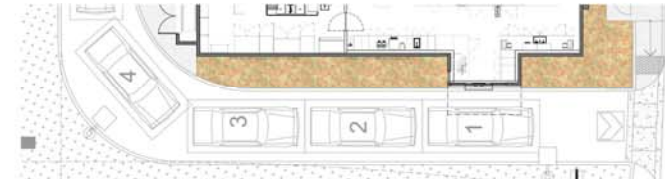
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

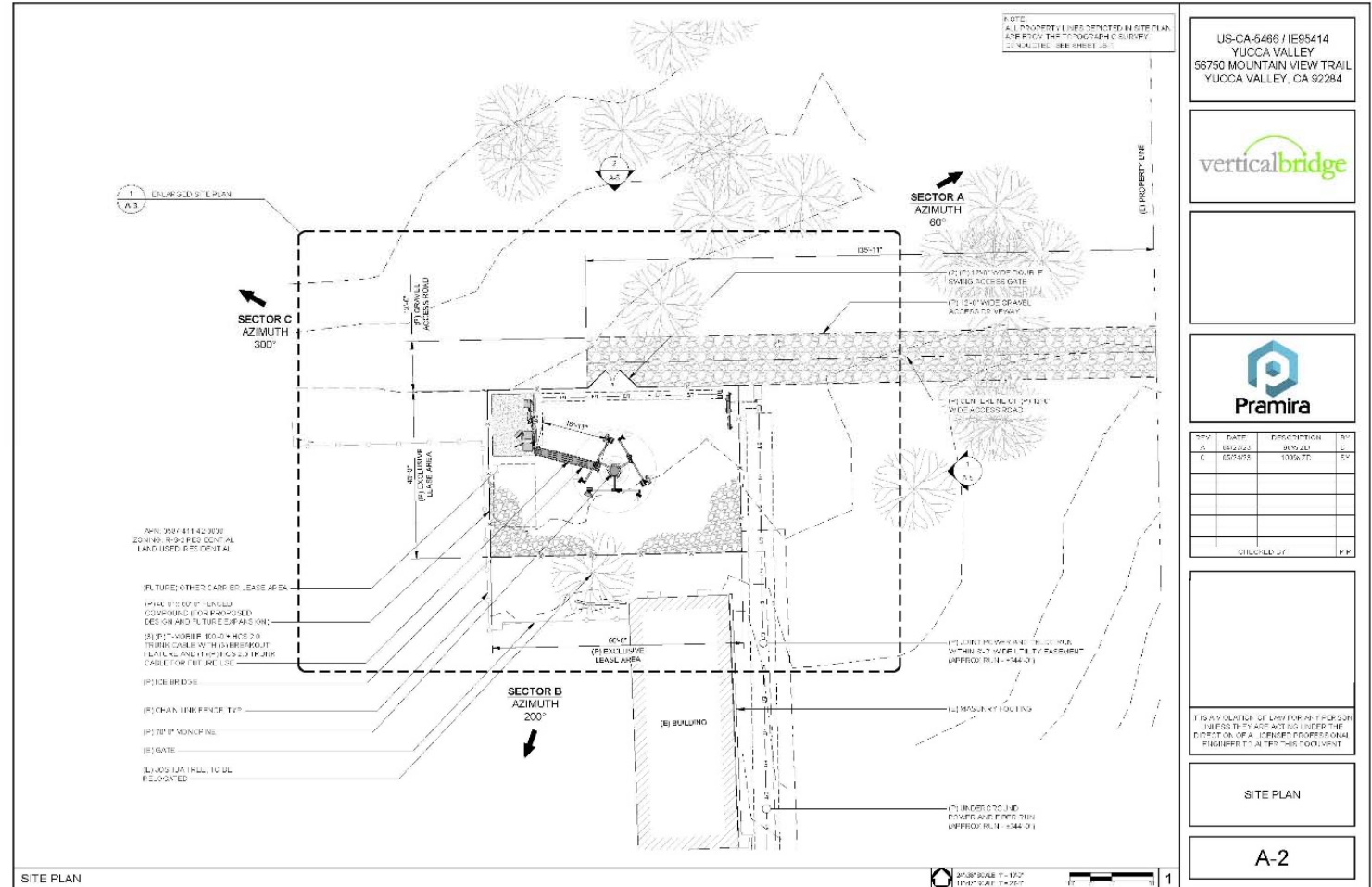
FINISH KEYNOTES	
1	CEMENT PLASTER FRESH SAND/7% TACHEL BY ORECA PLASTER
2	CONCRETE PAINTED
3	ALUMINUM STONE/STONE FRESH GAIN BRIDGE BY ARCADIA GLASS CLEAR FLAT GLASS
4	METAL FINISH FRESH PAINTED STEEL
5	STANDING SEAM METAL ROOF FRESH PAINTED
6	STONE MOWER TYPE BOWDOEN BLUFFSTONE BY EL DORADO STONE
7	CORTESIA 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 DENNIS BYWOL LED 1/2" COLOR #1 BLACK BY LUMBER
PAINT COLORS	
1	PAINT COLOR: SWAIN'S WORLDLY GRAY BY SHERWIN-WILLIAMS
2	PAINT COLOR: SWAIN'S ANCHORAGE BY SHERWIN-WILLIAMS
3	PAINT COLOR: SWAIN'S FERRUGIN BLACK BY SHERWIN-WILLIAMS
NOTE: MANUFACTURER AND MODEL NUMBERS IDENTIFIED ABOVE REFERENCED FOR DESIGN INTENT ONLY AND MAY BE SUBSTITUTED BY AN EQUIVALENT ALTERNATE.	



Conditional Use Permit 03-23: Vertical Bridge Monopine

Location: 56750
Mountain View Trail

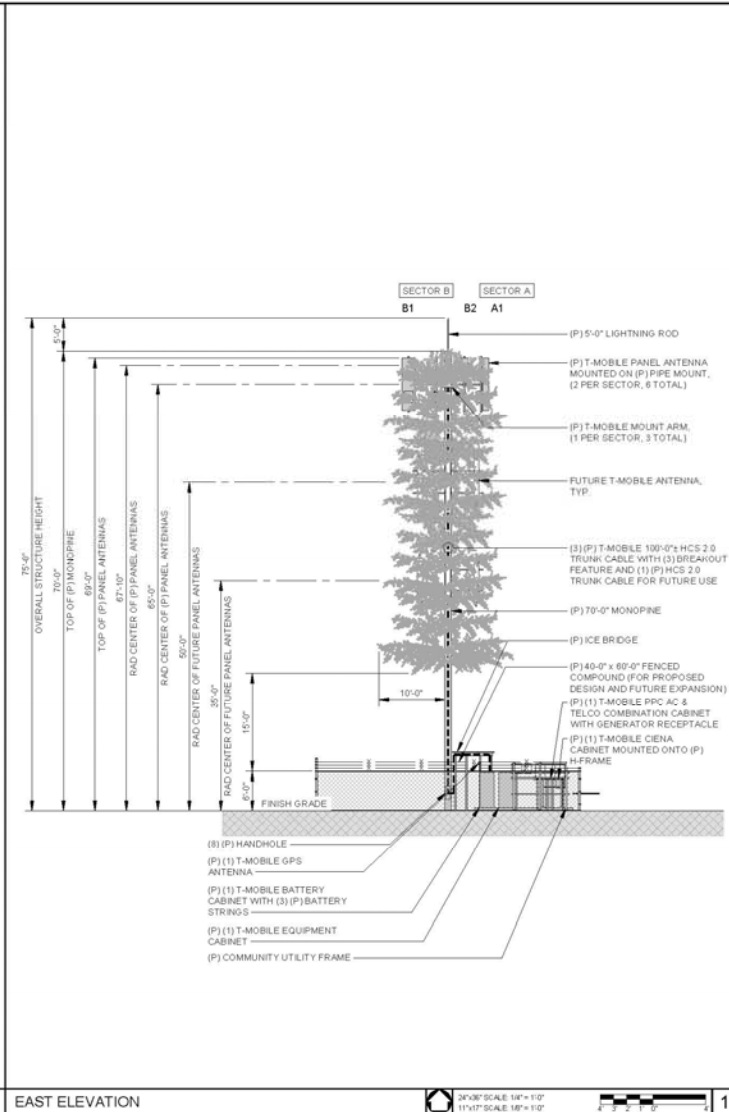
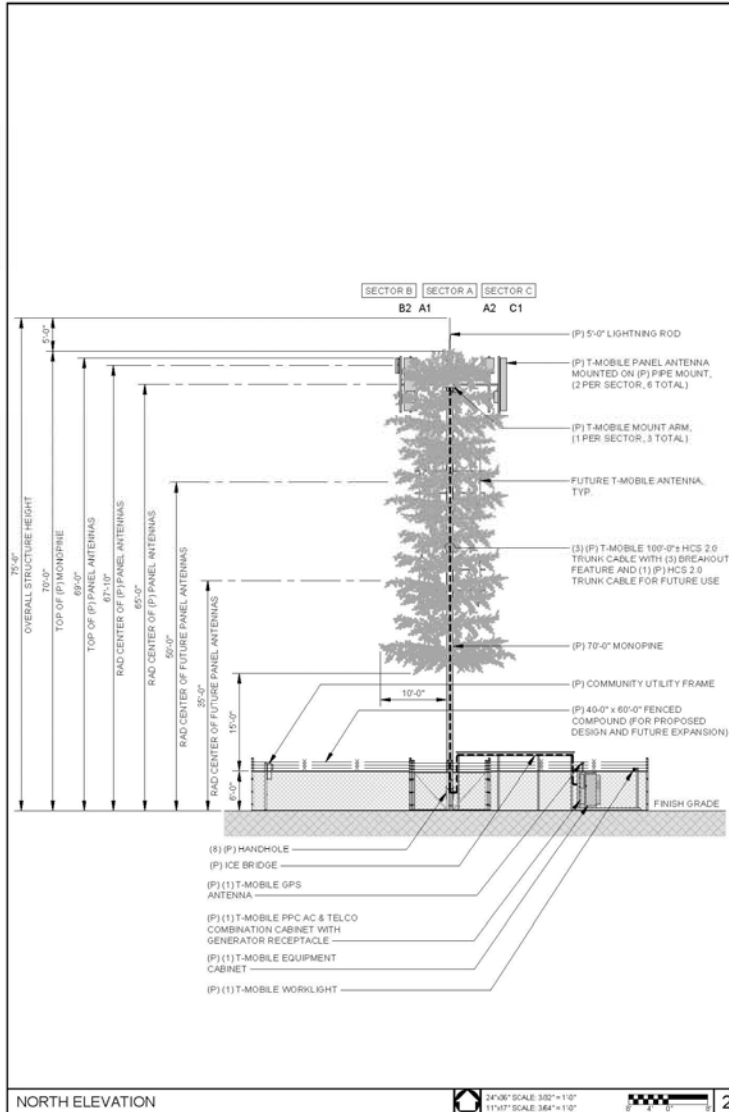
APN 0587-411-42.



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 03-23: Vertical Bridge Monopine



US-CA-5466 / IE95414
YUCCA VALLEY
56750 MOUNTAIN VIEW TRAIL
YUCCA VALLEY, CA 92284



REV	DATE	DESCRIPTION	BY
A	04/27/23	90% ZD	DT
0	05/24/23	100% ZD	SY

CHECKED BY: P.P

IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER THIS DOCUMENT

ELEVATIONS

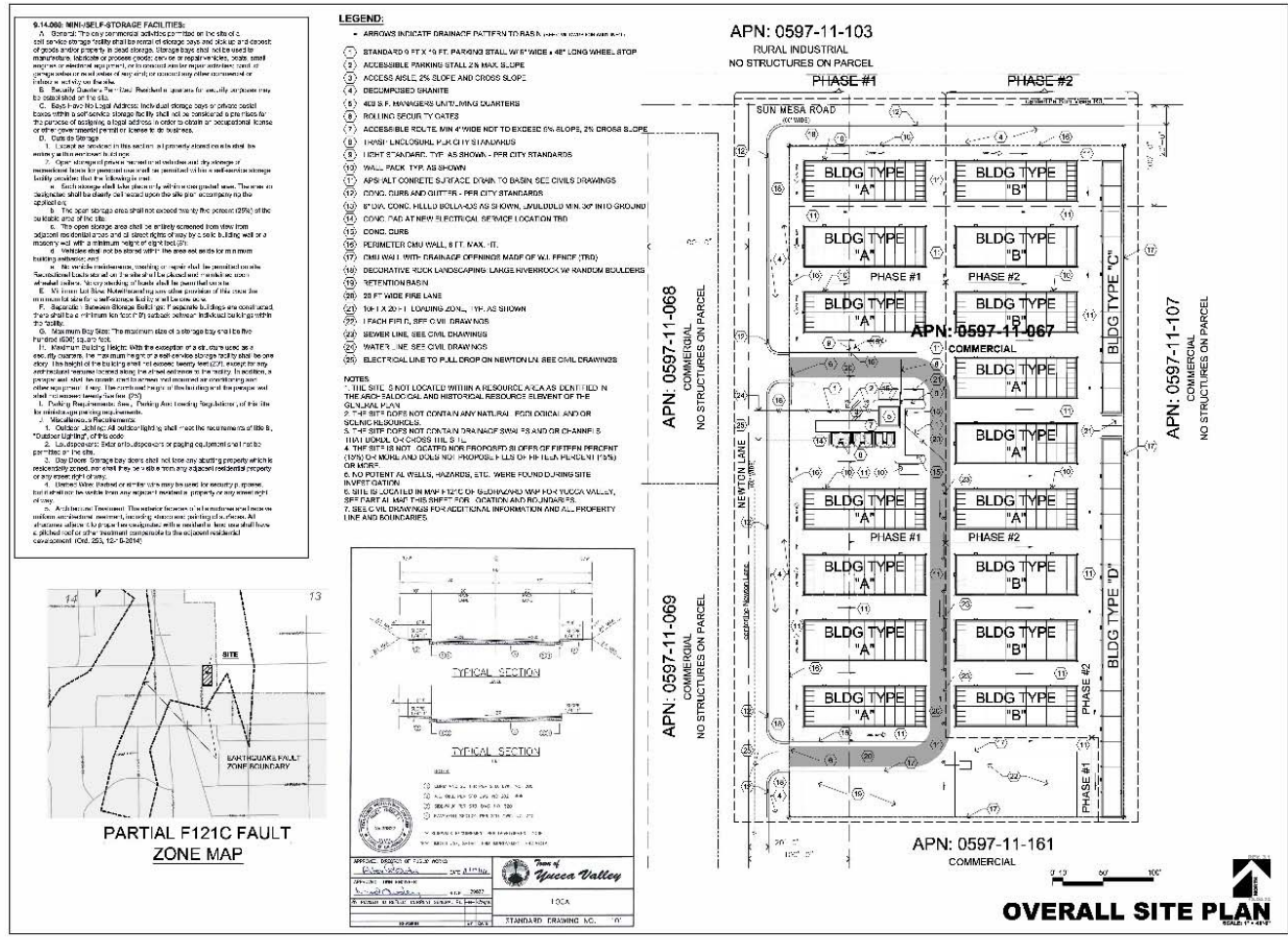
A-5



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

**Location: 4815
Newton Lane.**

APN 0597-111-67.



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

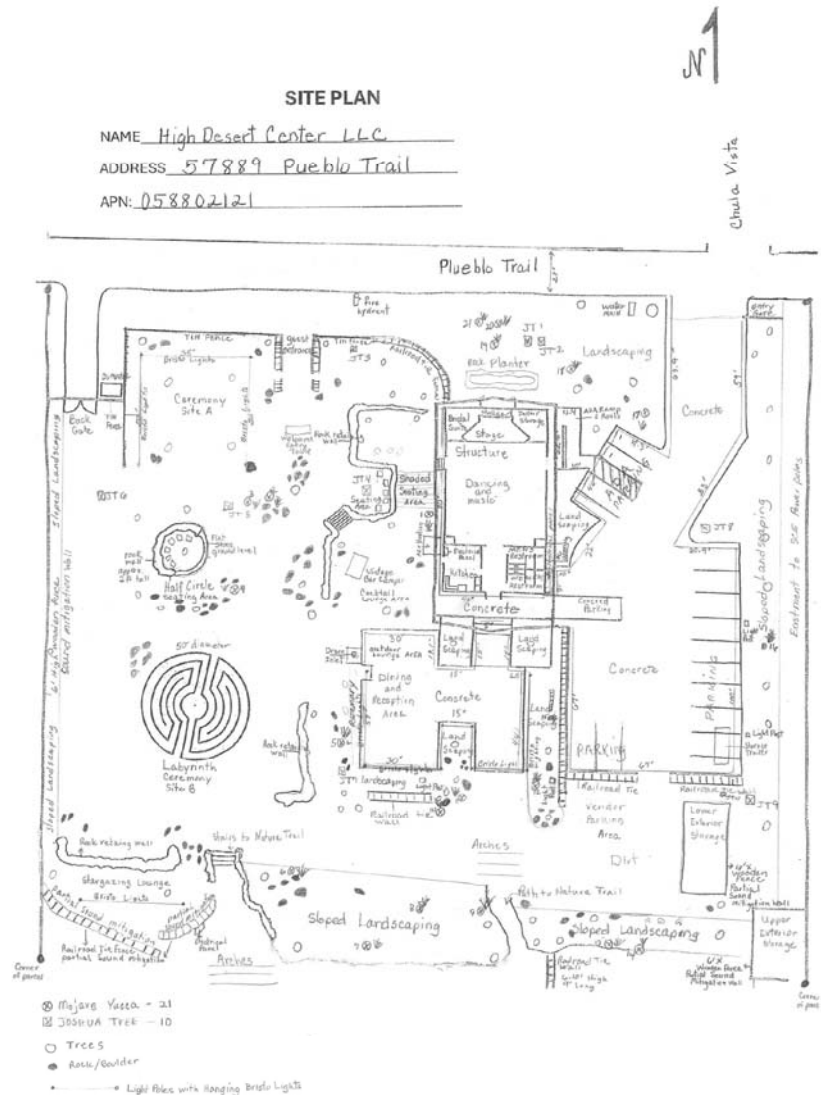


Conditional Use Permit 01-24: Tumbleweed Sanctuary

Location: 57889 Pueblo Trail.

APN 0588-016-01, 0588-021-28,
0588-021-21, 0588-021-29.

Project Description: Single-family special event center located in a former church facility. Includes off-site parking lot, walking trail, and outdoor ceremony facilities. Environmental studies are being prepared by the applicant. CEQA review begins when special studies have been submitted.



Not to Scale



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

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

REAR ELEVATION
SCALE: 1/4" = 1'-0"

LEFT ELEVATION
SCALE: 1/4" = 1'-0"

RENDERING No. 1
NOT TO SCALE

RENDERING No. 2
NOT TO SCALE

RENDERING No. 3
NOT TO SCALE

COLORS AND MATERIALS:

- Three Part Harmony (18-1) LIGHT DASH FINISH
- WOOD DOME CHANNEL, PLASTIC METEOR FINISH
- HONEY COMB (18-1) LIGHT DASH FINISH
- Amaretto (18-1) SMOOTH SYNTHETIC FINISH
- BRICK VENEER BUCKRAID STONE BALUSTIA METEOR

REVISIONS
PLAN CHECKED: A.J. 01-18-2023
DATE: 01-18-2023
PROJECT: LA CASA DEL TEQUILA

M80 DESIGN LLC.
7805 CHURCH STREET - YUCCA VALLEY, CA 92284
PHONE: 951-460-3102

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: 951-460-3102

DRAWN BY: M. TELLEZ

DATE: INDICATED

SCALE: INDICATED

SHEET NO. **A-3**

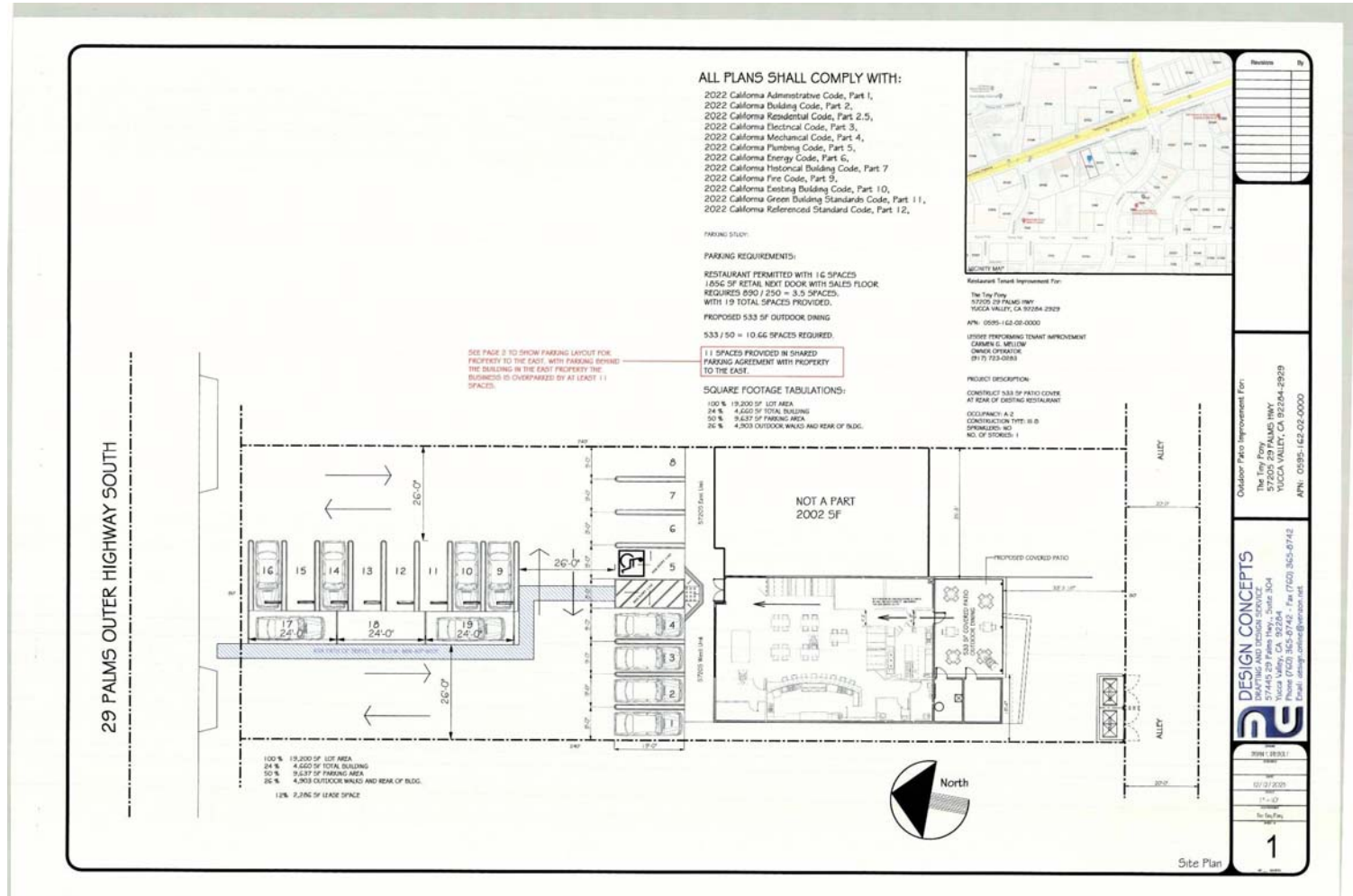
OF SHEETS



Land Use Compliance Review 01-24: The Tiny Pony Outdoor Patio

Location: 57205 Twentynine Palms Highway, Yucca Valley, CA 92284.

APN 0595-162-02.



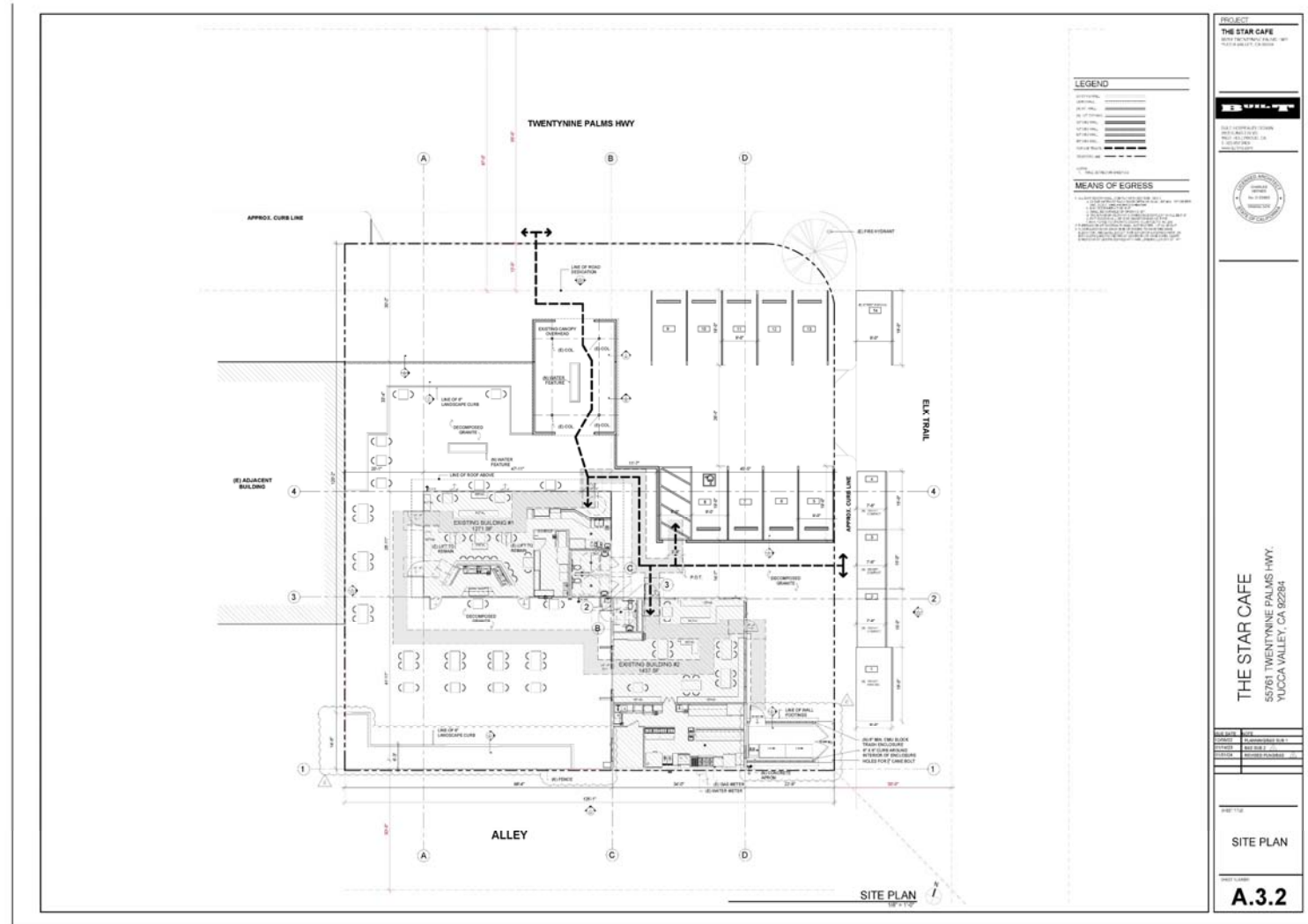
Project Description: The proposed project includes an outdoor patio with 533 square foot patio cover with 20 additional seats. The project is pending Planning Commission review tentatively scheduled for July 9, 2024.



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

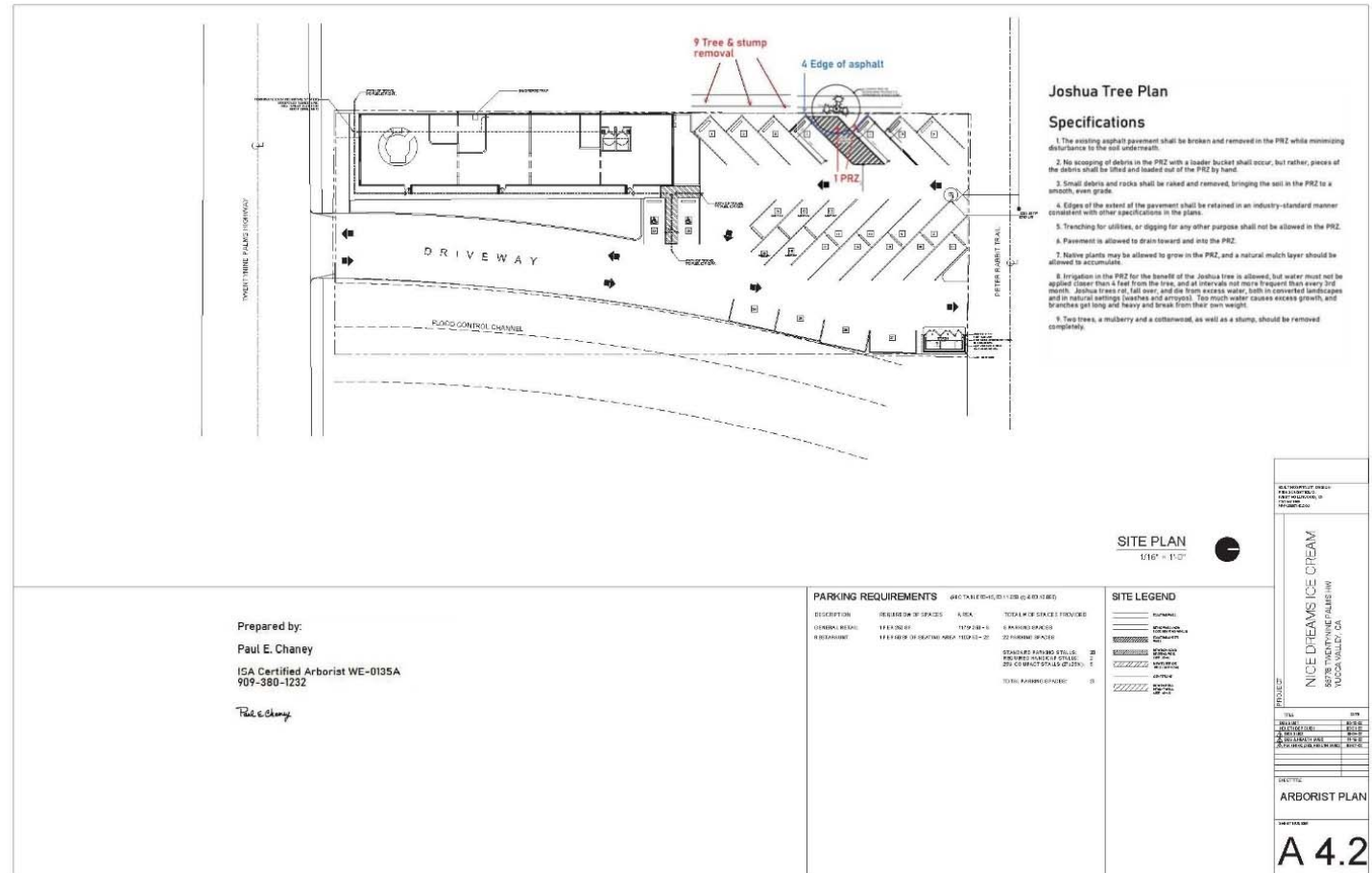




Site Plan Review 03-23: Nice Dream Ices

Location: 56778
Twentynine Palms
Highway.

APN 0595-111-33.



Project Description: Change of use from retail to include restaurant, bar, ice cream sales and pre-packaged food. The project includes parking lot and landscape improvements. Project is currently under construction.



Site Plan Review 03-23: Nice Dream Ices

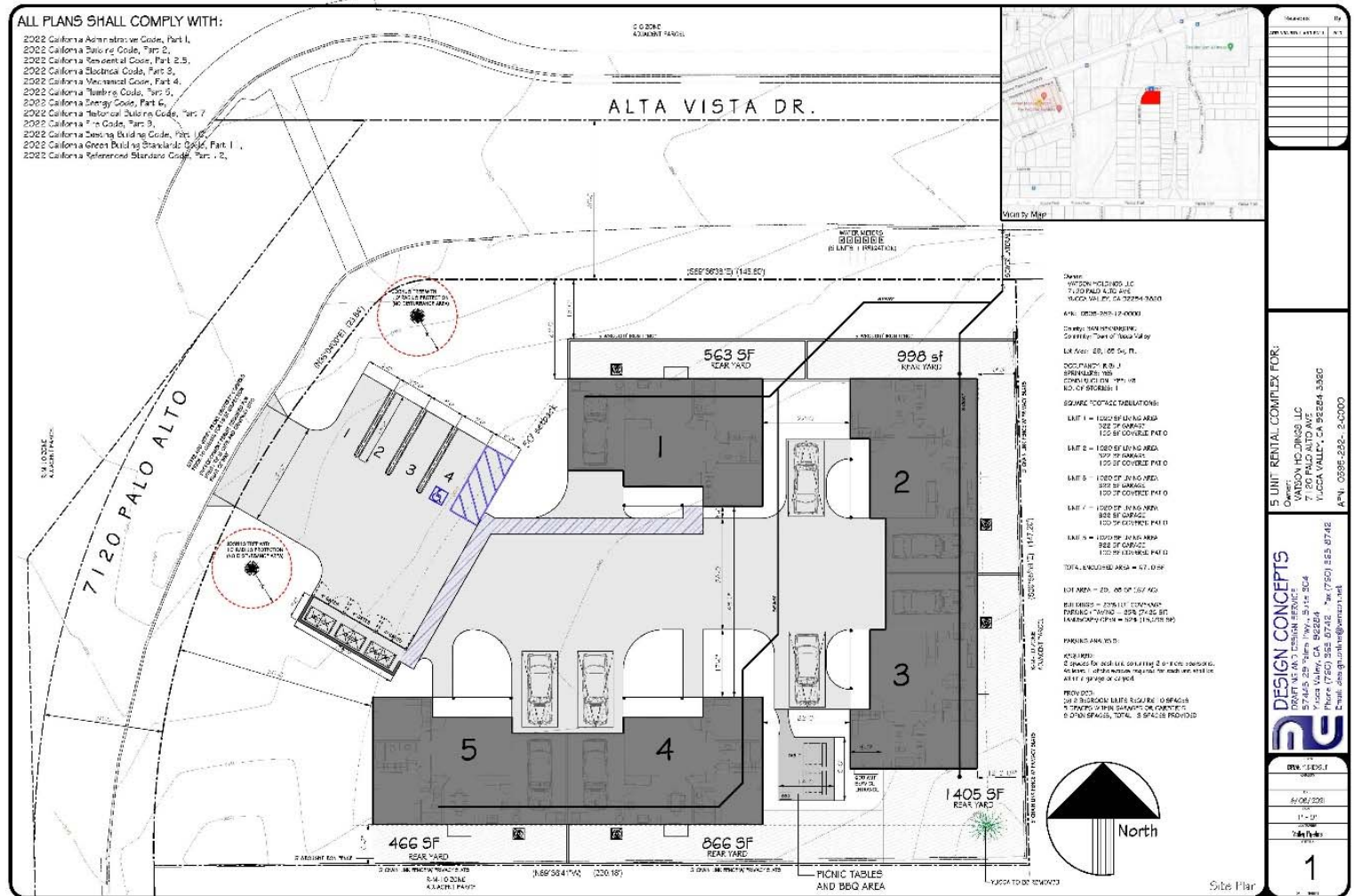




Site Plan Review 05-23: 7120 Palo Alto 5-Plex

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

APN: 0595-282-12.



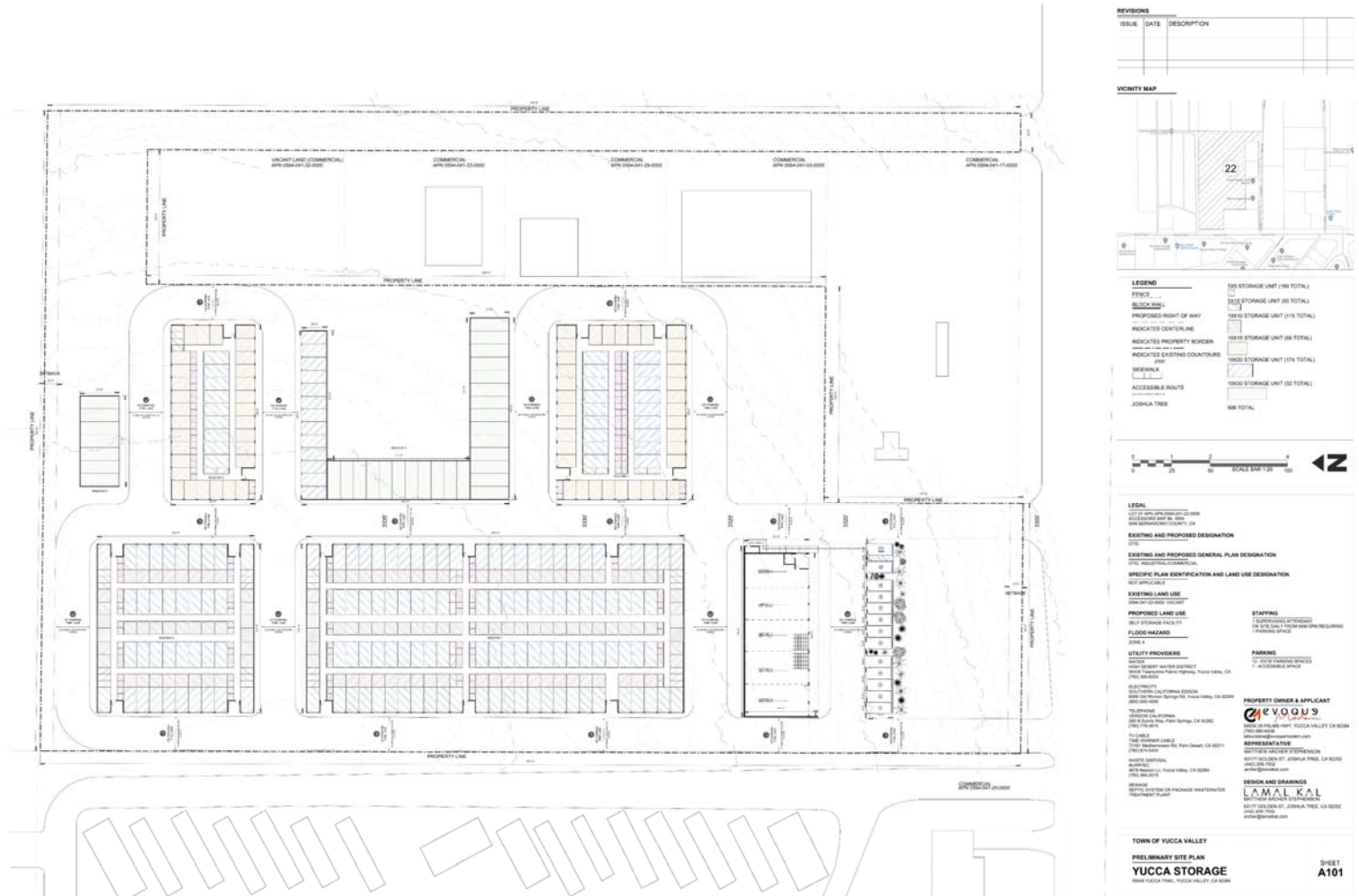
Project Description: Construction of a 5-unit multi-family residential apartment building with landscape and off-site road and sidewalk improvements. The project has recently completed construction and is operational.



Site Plan Review 01-24: 55546 Yucca Trail Mini-Storage Facility

Location: 55546 Yucca Trail, Yucca Valley, CA 92284.

APN: 0594-041-22.



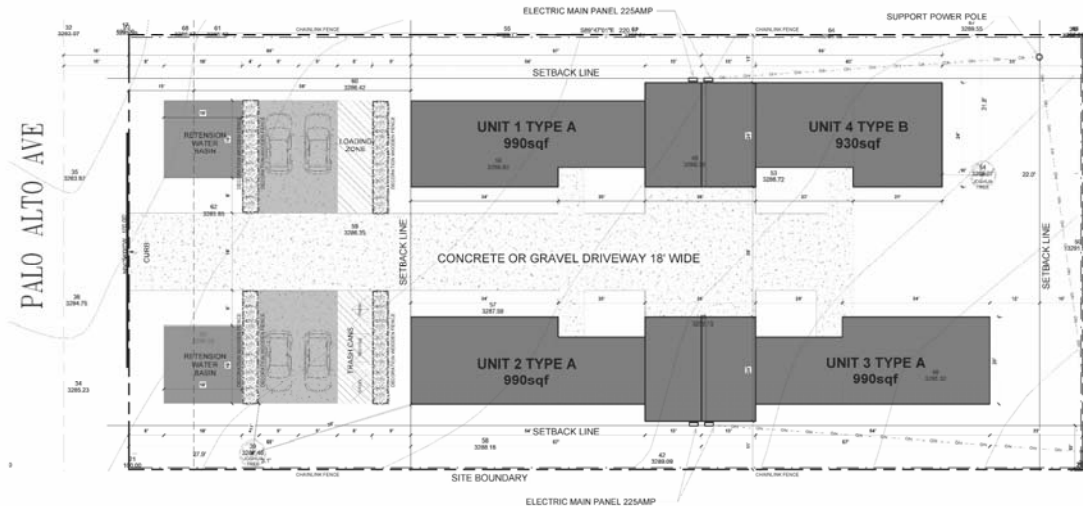
Project Description: Construction of a 606 unit self-storage facility with an additional 5 warehouse storage buildings with landscaping and off-site road and sidewalk improvements. Applicant is preparing environmental studies and updating plans.



Site Plan Review 02-24: 7251 Palo Alto 4-Plex

Location: 7251 Palo Alto Avenue, Yucca Valley, CA 92284.

APN: 0595-282-03.



PLANT DISPOSAL
1. EXISTING ADDRESS # TO REMAIN UNTOUCHED BUT WILL CONFORM WITH THE FOLLOWING CODES. 2. BUILDING SHALL HAVE ADDRESS # PLACED IN A POSITION THAT IS PLAINLY LEGIBLE & VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. 3. #S SHALL CONTRAST THE BACKGROUND, BE ARABIC OR ALPHABETICAL LETTERS & BE A MIN 00 4" HIGH WITH A STROKE 00 1/2" (3X1/2 1 CHAR)
LAND NOTES
NO MORE THAN 8 YARDS OF DIRT WILL BE MOVED. AREAS WILL BE DRIVE WAY LEVELING, AREA FOR NEW HOUSE, AND AREA FOR NEW GARAGE. DIRT OF WATER BASIN WILL BE REUSED ON LAND OR REMOVED.

WATER BASIN	
NEW COVERED BUILDINGS	5,130 SQ.FT.
FORMULA:	1/4 SQ.FA. (1/4-SQUARE FOOT OF BUILDINGS)
	V=5.130
	V=25.66
WATER BASIN	2x(19' 11 1/2' x 20' 11 1/2')=1546SQ.F.
EROSION CONTROL	
SEE ATTACHED 11X17 EROSION CONTROL SHEET OMBE BY #5.5.7.	

LEGEND	
	STREET CENTERLINES
	PROPERTY LINE
	SETBACK
	OVERHEAD POWER LINES
	EASEMENT LINES
	CURB
	CHAINLINK FENCE
	DECORATION WOODEN FENCE
	JOSHUA TREES
	SUPPORT POWER POLE

TOMASZ VARSNEWSKI
5320 Valley Dr
Yucca Valley CA 92284
Phone: 325030900

7250 PALO ALTO AVE PROJECT
APN:0595-282-03-0000, YUCCA VALLEY, CA 92284
SOUTHWEST EL SOL INVESTMENT LLC,

NEW CONSTRUCTION

SITE PLANS

DRAWING NO
2
SCALE: 1" = 10'

Project Description: Construction of a 4-unit multi-family residential apartment building with landscaping and off-site road and sidewalk improvements. The applicant is preparing technical studies and revising plans.



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

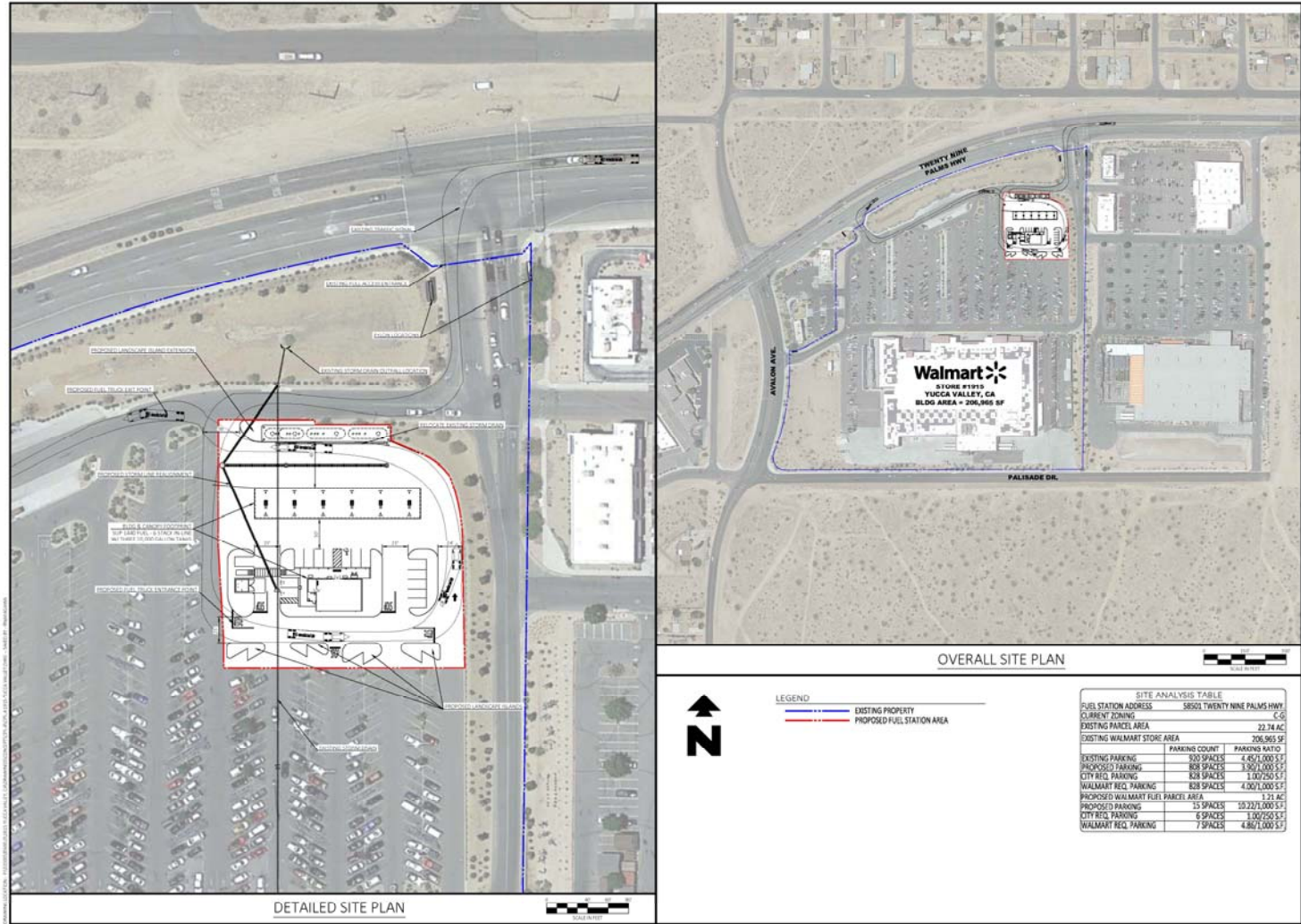
- Super Walmart Fueling Station
- Yucca Valley Materials Lab
- Skyline Ranch Road Propane Distribution
- Danmark Development Subdivision
- Joshua Springs Gymnasium
- Hi Desert Artists Retail and Art Gallery
- Palo Alto Multi-Family 5-Plex
- La Palapa Renovation and Expansion
- Yucca Bowl Outdoor Patio 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
INC. A DIV. OF KIMLEY-HORN AND ASSOCIATES, INC.
 1000 N. GATE AVENUE, SUITE 200, DENVER, CO 80202
 PHONE: 303.733.8800

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

PRELIMINARY
 NOT FOR
 CONSTRUCTION

APPROVED BY (NAME): _____
 PROJECT MANAGER: _____
 DESIGNER: _____
 DATE: _____
 SCALE: AS SHOWN

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 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.

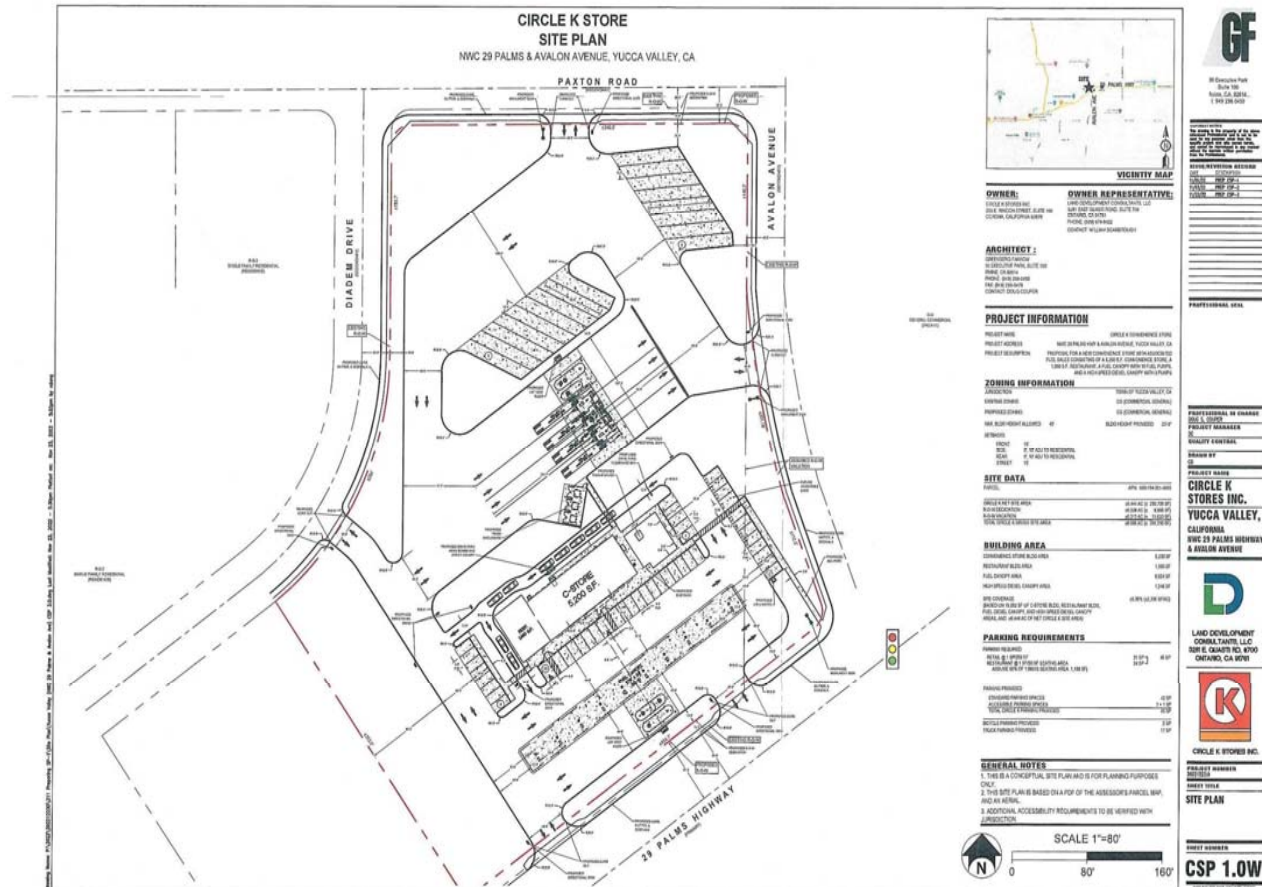


Pre-Application 01-23: Circle K Fuel Station

Location:

Northwest corner of Twentynine Palms Highway and Avalon Avenue.

APN: 0601-543-01.



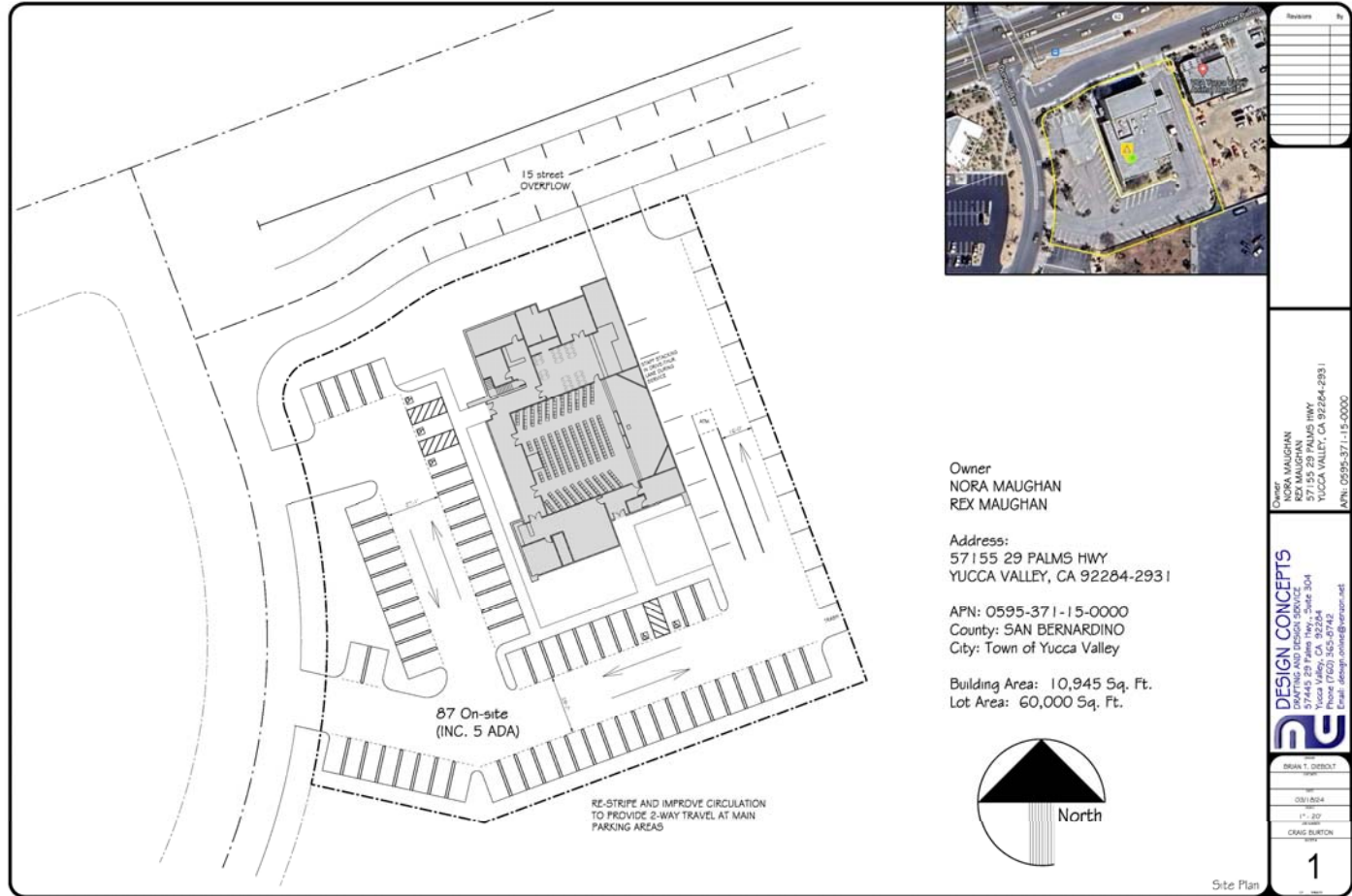
Project Description: Construction of a fueling station with 10 fuel dispensers, quick serve restaurant and 5,200 square foot convenience store. The preliminary site plan illustrates a drive-thru, 45 parking spaces, 17 additional semi-truck parking spaces, and diesel truck fueling.



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.



Pre-Application 03-24: Dutch Bros Coffee Shop

Location:

Southwest corner of Balsa Avenue at Twentynine Palms Highway (Between Walgreens and Big 5).

APN: 0601-416-05.



SITE DATA	
ZONING	
PROPOSED USE	DRIVE THRU / COFFEE
EXISTING ZONING	COMMERCIAL
JURISDICTION	TOWN OF YUCCA VALLEY
APN	0601-416-05
ADJACENT ZONING	COMMERCIAL
SITE DATA	
SITE AREA	(1.01 AC) ± 43,000 S.F.
BUILDING DATA	
BUILDING 1 (Drive Thru Coffee)	± 980 S.F.
PARKING REQUIRED	
980 SF @ 180	180 STALLS
PARKING PROVIDED	
STANDARD	15 STALLS
ADA	2 STALLS
EV STALL	1 STALL
PARKING PROVIDED	18 STALLS
PARKING RATIO PROVIDED:	18.3 per 1,000 S.F.



5th STREET DEVELOPMENT

S.W.C. of 29 Palms Hwy & Balsa Avenue
Yucca Valley, California 92284

PROPOSED SITE PLAN
DATE: 04.18.2024
SP-01



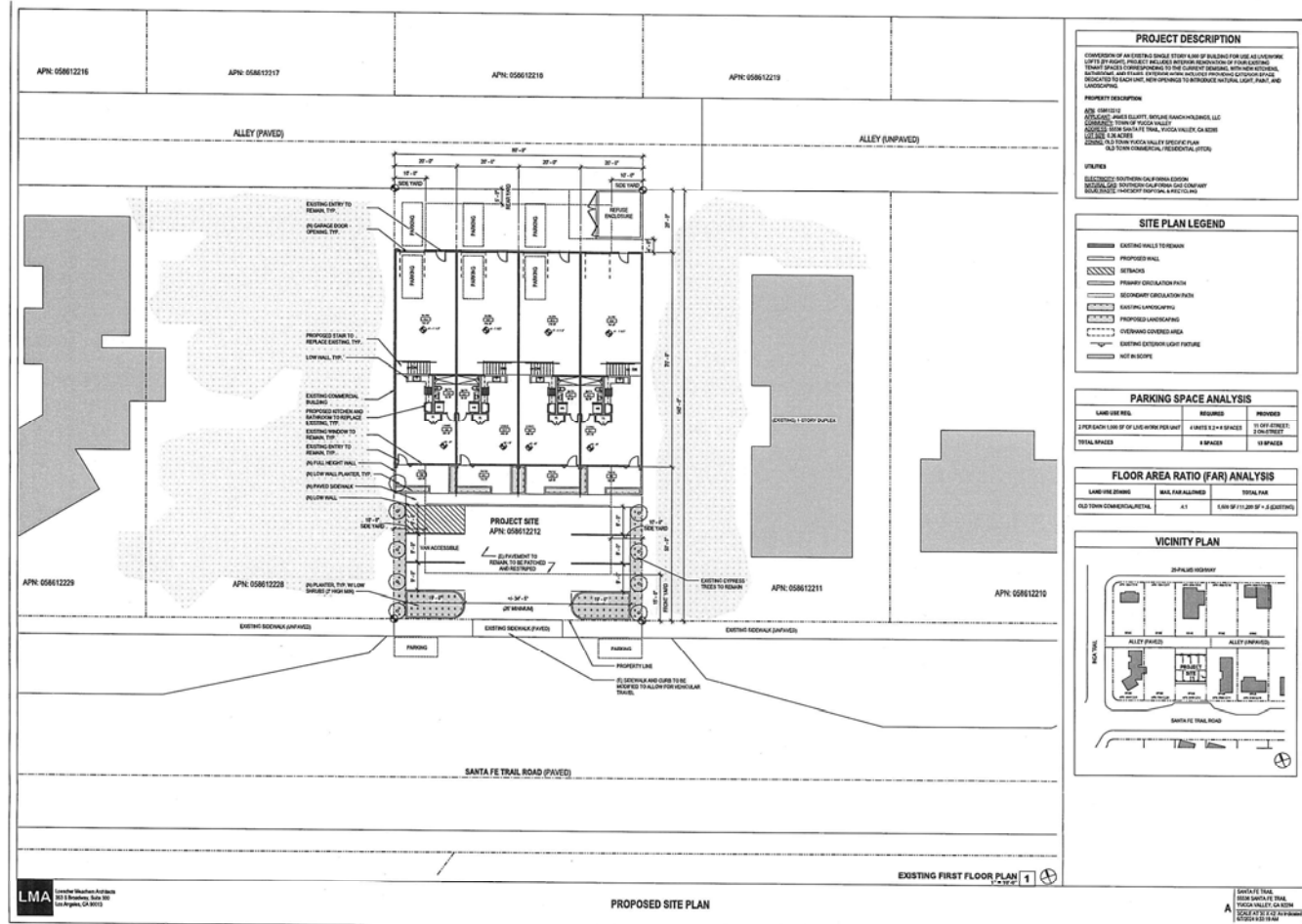
Project Description: 980 square foot freestanding coffee shop with drive thru with access being provided through adjacent parcels.



Pre-Application 04-24: 55536 Santa Fe Trail Lofts

Location: 55536
Santa Fe Trail.

APN: 0586-122-12.



Project Description: Conversion of an existing single story 6,000 square foot building for use as artist lofts consisting of four new units roughly corresponding the current demising, with new kitchens, bathrooms, private outdoor space and new features to allow introduction of natural light.