



July 2024 Land Development Update Report



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

Location: 57258 Twentynine Palms Highway.

APN 0601-402-15.

CONSTRUCTION NOTES:

- 1. CONCRETE GRADE
- 2. EXISTING PAVEMENT (10" MIN. THK.)
- 3. EXISTING SIDEWALK AND CURB (18" MIN. THK.)
- 4. 18" MIN. THK. CONCRETE GRADE
- 5. EXISTING SIDEWALK AND CURB (18" MIN. THK.)
- 6. EXISTING SIDEWALK AND CURB (18" MIN. THK.)
- 7. EXISTING SIDEWALK AND CURB (18" MIN. THK.)
- 8. EXISTING SIDEWALK AND CURB (18" MIN. THK.)
- 9. EXISTING SIDEWALK AND CURB (18" MIN. THK.)
- 10. EXISTING SIDEWALK AND CURB (18" MIN. THK.)
- 11. EXISTING SIDEWALK AND CURB (18" MIN. THK.)
- 12. EXISTING SIDEWALK AND CURB (18" MIN. THK.)
- 13. EXISTING SIDEWALK AND CURB (18" MIN. THK.)
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- 18. EXISTING SIDEWALK AND CURB (18" MIN. THK.)
- 19. EXISTING SIDEWALK AND CURB (18" MIN. THK.)
- 20. EXISTING SIDEWALK AND CURB (18" MIN. THK.)
- 21. EXISTING SIDEWALK AND CURB (18" MIN. THK.)
- 22. EXISTING SIDEWALK AND CURB (18" MIN. THK.)
- 23. EXISTING SIDEWALK AND CURB (18" MIN. THK.)
- 24. EXISTING SIDEWALK AND CURB (18" MIN. THK.)
- 25. EXISTING SIDEWALK AND CURB (18" MIN. THK.)
- 26. EXISTING SIDEWALK AND CURB (18" MIN. THK.)
- 27. EXISTING SIDEWALK AND CURB (18" MIN. THK.)
- 28. EXISTING SIDEWALK AND CURB (18" MIN. THK.)
- 29. EXISTING SIDEWALK AND CURB (18" MIN. THK.)
- 30. EXISTING SIDEWALK AND CURB (18" MIN. THK.)

TITLE REPORT EXCEPTIONS

LEGEND:

LEGAL DESCRIPTION

BASIS OF BEARINGS

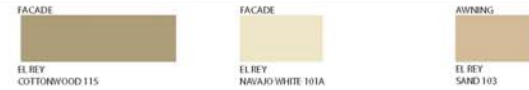
BENCHMARK

APN: 0601-402-15	SHEET: 1 OF 1	DATE: 01-20-20	DIV: CIVIL	PROJECT: Domino's & Jersey Mike's	CITY OF YUCCA VALLEY	APPROVED BY: [Signature]	CITY OF YUCCA VALLEY	PRELIMINARY SITE PLAN	C1.0
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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 have been issued.



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:

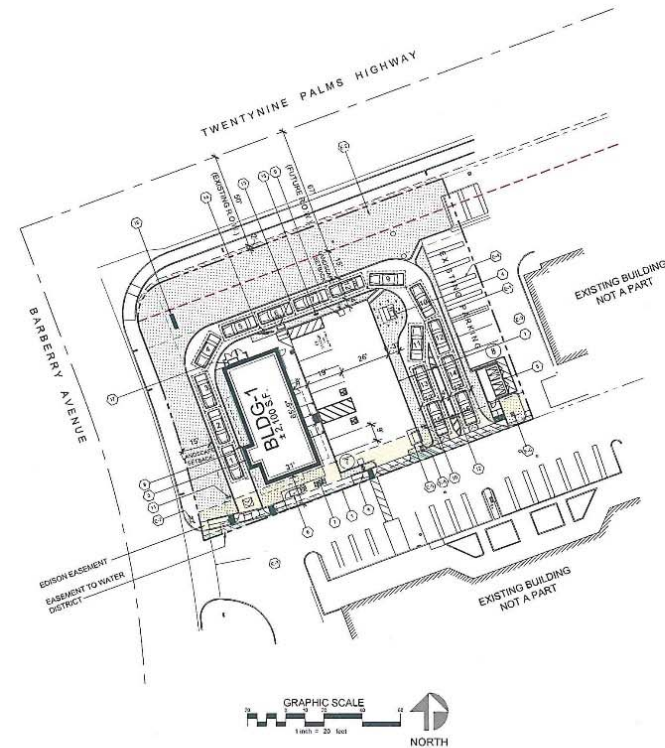
1. THESE ARE 500 AMPERE PLANS ON THIS PROPERTY, SINCE THIS IS AN EXISTING PROPERTY OF AN OVERHEAD LINE, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
2. A SEISMOLOGICAL ASSESSMENT IS NOT REQUIRED FOR THE SAME REASON THAT A NEUTRAL PLAIN IS NOT NECESSARY.
3. EXISTING UTILITIES EXISTING UTILITIES SHOWN ARE TO BE FIELD VERIFIED AT TIME OF CONSTRUCTION. REPAIRS TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. (DATA MARKING: THIS IS AN UNCLASSIFIED ZONE, REFER TO THE PROJECT SITE. THIS SITE IS CLASSIFIED AS ZONE UNCLASSIFIED MAP 95070000M, 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 PARCEL MAP NO. 948, AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EASEMENT NOTES:

1. EASEMENT FOR NON-VEHICULAR ACCESS PURSUANT TO PARCEL MAP NO. 948, P.M.S. 0303-24
2. EASEMENT TO NEAREST COUNTY WATER DISTRICT FOR PUBLIC UTILITIES PURPOSES PURSUANT TO PARCEL MAP NO. 948, AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
3. EASEMENT TO SOUTHERN CALIFORNIA Edison COMPANY FOR PUBLIC UTILITIES PURPOSES PURSUANT TO PARCEL MAP NO. 948, AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



KEYNOTES	
1. EROSION CONTROL	11. WATER POLLUTION
2. EROSION CONTROL	12. TREE CUTTER
3. EROSION CONTROL	13. TREE TRUNK
4. EROSION CONTROL	14. TREE TRUNK
5. EROSION CONTROL	15. TREE TRUNK
6. EROSION CONTROL	16. TREE TRUNK
7. EROSION CONTROL	17. TREE TRUNK
8. EROSION CONTROL	18. TREE TRUNK
9. EROSION CONTROL	19. TREE TRUNK
10. EROSION CONTROL	20. TREE TRUNK

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, 91354

57037 TWENTYNINE PALMS HIGHWAY
Yucca, California 92284

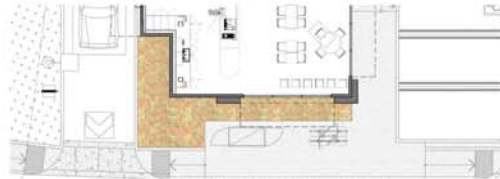
#	Description	Date
1	1st SUBMITTAL	02/21/2023
2		

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.



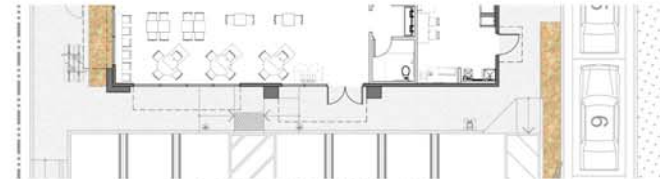
Conditional Use Permit 01-23: Starbucks West



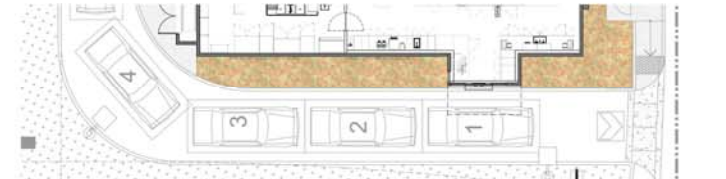
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



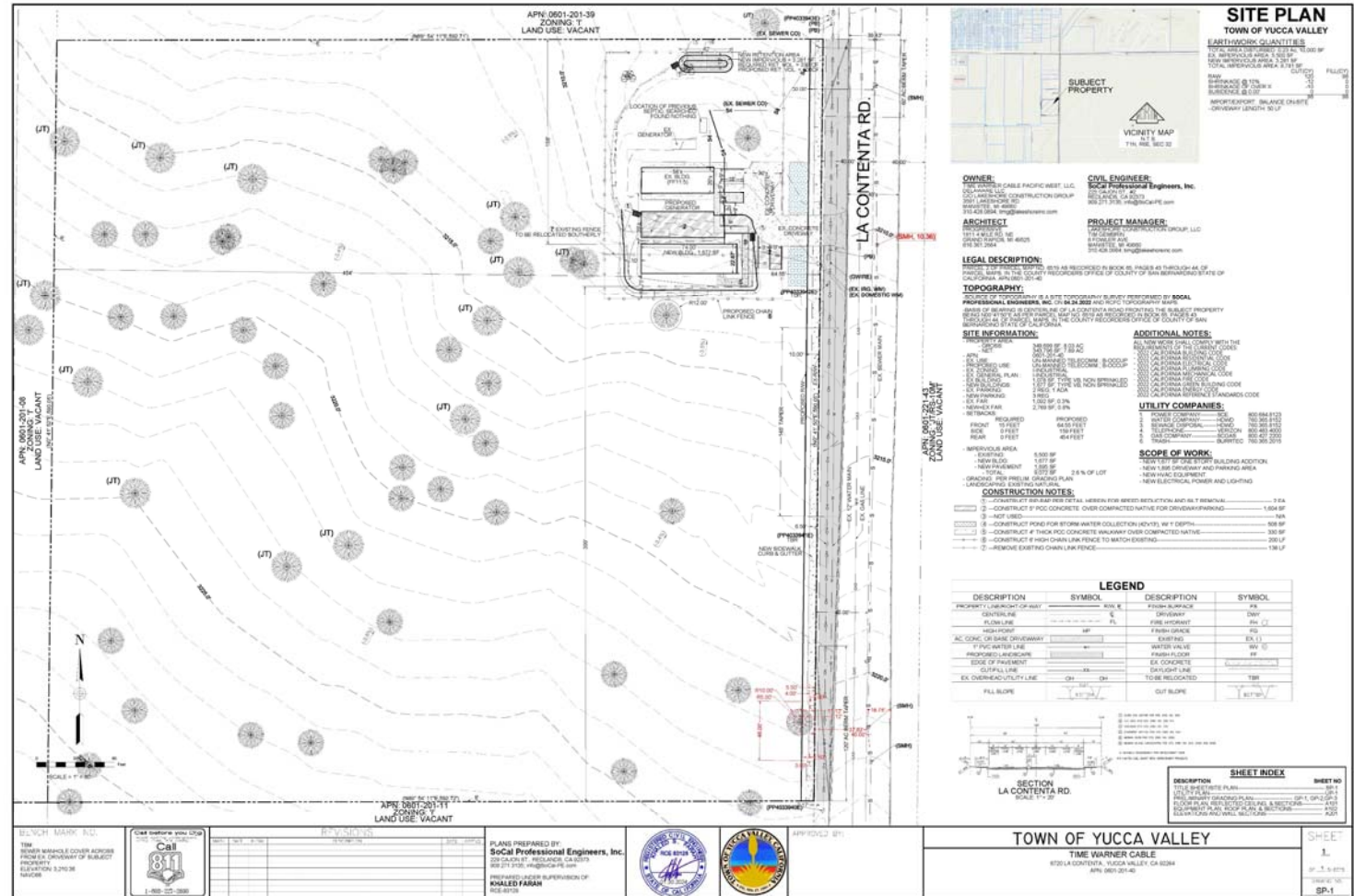
3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

FINISH KEYNOTES	
1	CEMENT PLASTER FRESH SAND/7% TACHEL BY ORECA PLASTER
2	CONCRETE PAINTED
3	ALUMINUM STONE/STONE FRESH 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 LUMBER
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
NOTE: MANUFACTURER AND MODEL NUMBERS IDENTIFIED ABOVE REFERENCED FOR DESIGN INTENT ONLY AND MAY BE SUBSTITUTED BY EQUIVALENT ALTERNATE.	



Conditional Use Permit 02-23: Time Warner Communications/Charter

Location: 6720 La Contenta Road.
APN 0601-201-40.



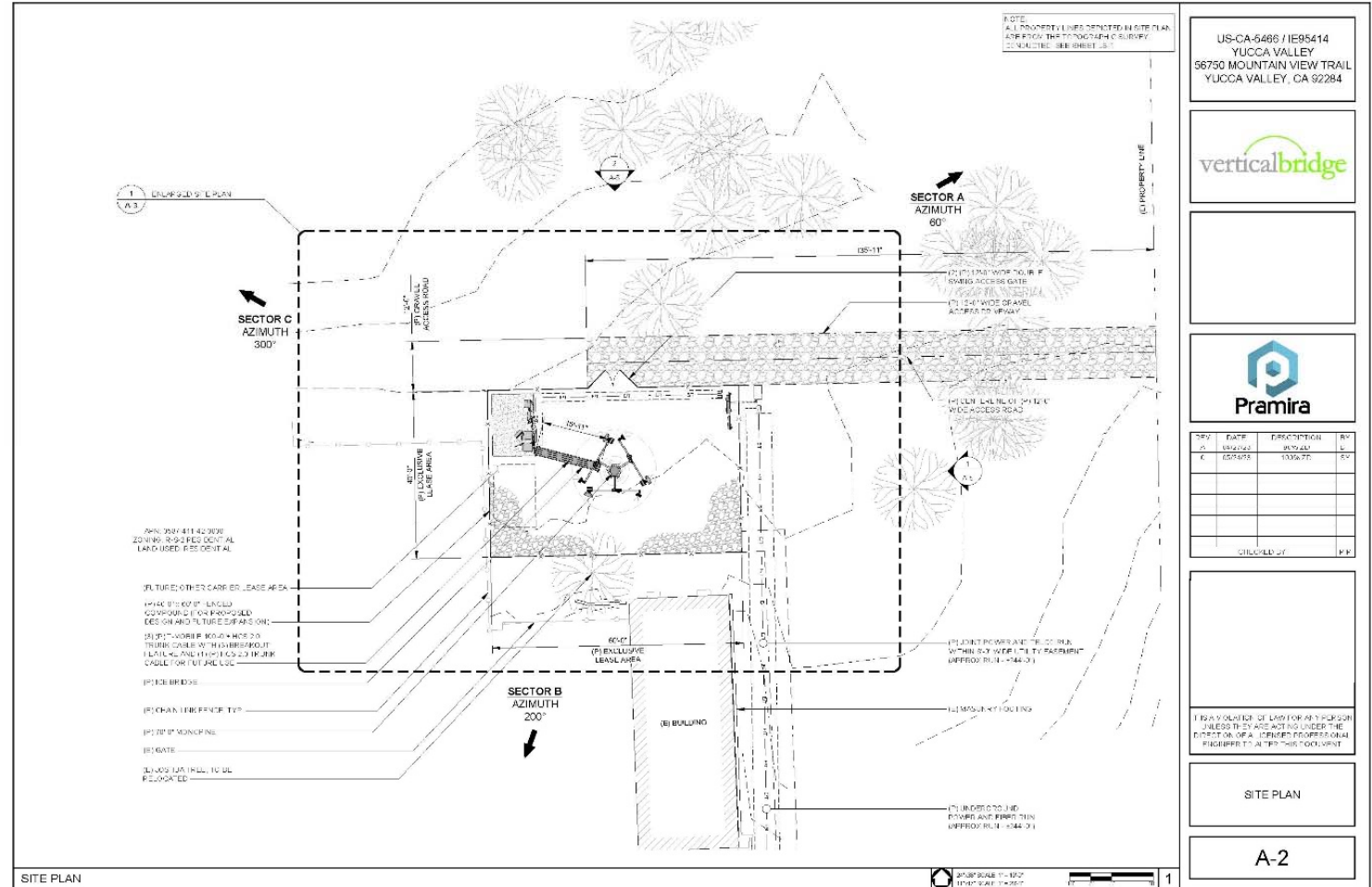
Project Description: Construction of a single-story 1,677 square foot structure to Charter/Time Warner Communications facility and off-site improvements including road widening and sidewalk construction. The project has been approved by the Planning Commission and the property owner can pull building permits at their discretion.



Conditional Use Permit 03-23: Vertical Bridge Monopine

**Location: 56750
Mountain View Trail**

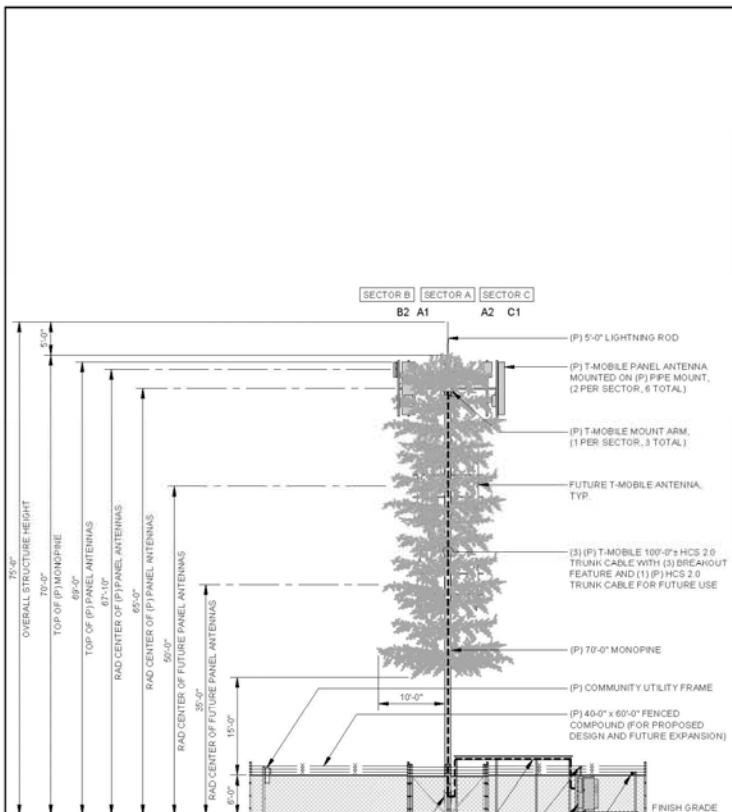
APN 0587-411-42.



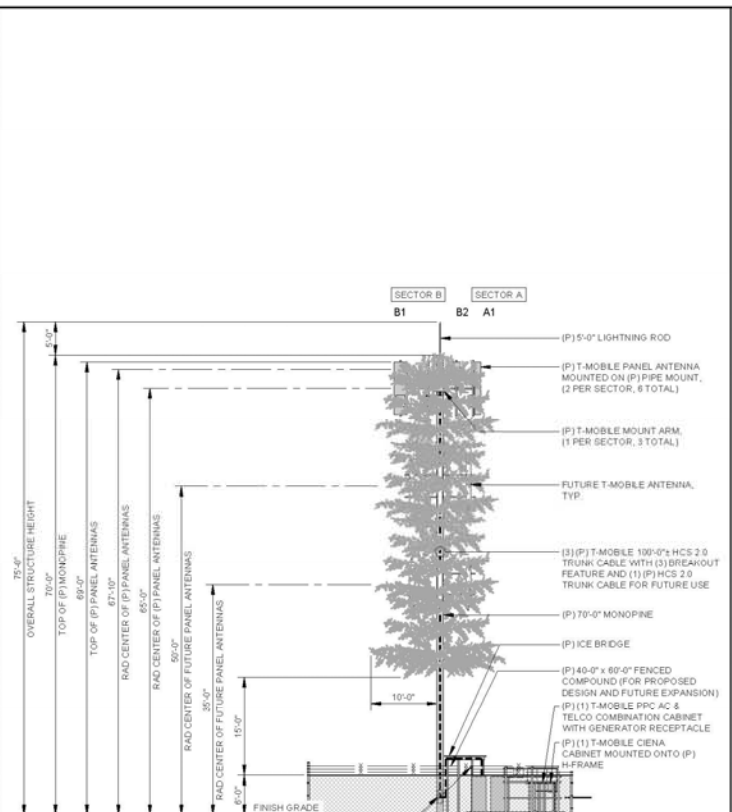
Project Description: Construction of a 70' tall monopine with wireless installation and associated hardware within a 40'x60' fenced leased area. The facility is proposed to be unmanned. The proposed project is pending Planning Commission hearing.



Conditional Use Permit 03-23: Vertical Bridge Monopine



- (8) (P) HANDHOLE
- (P) ICE BRIDGE
- (P) (1) T-MOBILE GPS ANTENNA
- (P) (1) T-MOBILE PPC AC & TELCO COMBINATION CABINET WITH GENERATOR RECEPTACLE
- (P) (1) T-MOBILE EQUIPMENT CABINET
- (P) (1) T-MOBILE WORKLIGHT



- (8) (P) HANDHOLE
- (P) (1) T-MOBILE GPS ANTENNA
- (P) (1) T-MOBILE BATTERY CABINET WITH (3) (P) BATTERY STRINGS
- (P) (1) T-MOBILE EQUIPMENT CABINET
- (P) COMMUNITY UTILITY FRAME

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

NORTH ELEVATION



2 EAST ELEVATION



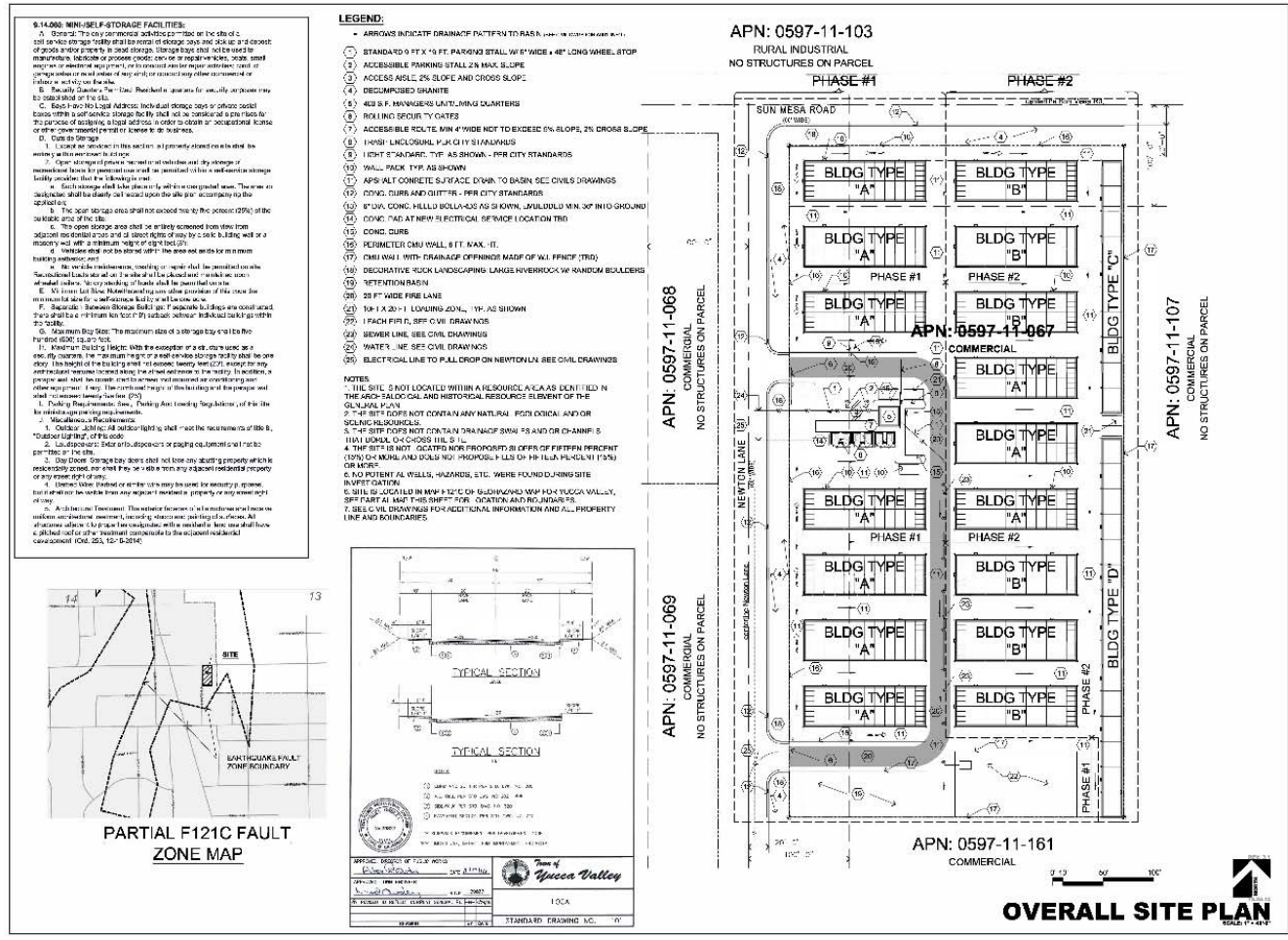
1



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

**Location: 4815
Newton Lane.**

APN 0597-111-67.



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

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.



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

BLDG TYPE "A" 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.

BLDG TYPE "A" SIDE ELEVATION

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

BLDG TYPE "B" END ELEVATION

PROPOSED COLORS:

MAIN BUILDING SIDING
SADDLE TAN

WAINSCOTING
CHARCOAL GRAY

ROLL-UP /OFC DOORS
POLAR WHITE

TRIM, GUTTERS, FASCIA
KOKO BROWN

No.	Description	Qty	Unit	Notes

Project Owner:

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

Location: 55501 Twentynine Palms Highway, Yucca Valley CA 92284.

APN 0586-122-17.

NO.	DESCRIPTION	QTY	UNIT	PRICE
1	1/2\"/>			
2	3/4\"/>			
3	1\"/>			
4	1 1/2\"/>			
5	2\"/>			
6	2 1/2\"/>			
7	3\"/>			
8	3 1/2\"/>			
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100	49 1/2\"/>			

Project Description: Remodel and small addition (267 square feet) to existing commercial structure. Proposed use is bar with appetizers (consistent with previous use of building). Remodel includes new restrooms, ADA improvements, and kitchen. The project has been approved by the Planning Commission and the property owner can pull building permits at their discretion.



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



REVISIONS
PLAN PREPARED: AUG. 18, 2023
PLAN CHECK:
PROJECT NO.:

M80 DESIGN LLC.
7835 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**

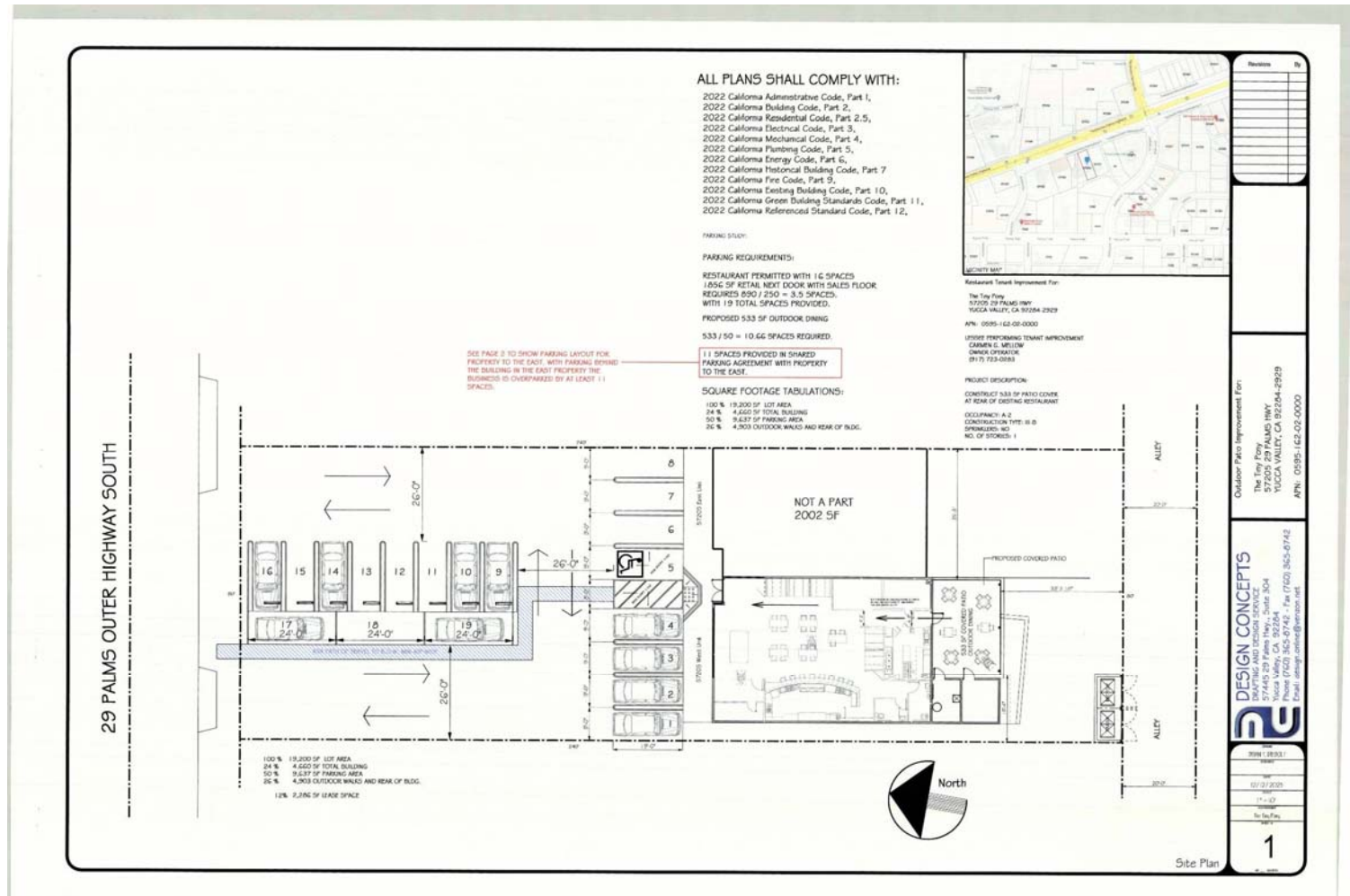
OF SHEETS



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

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

APN 0595-162-02.



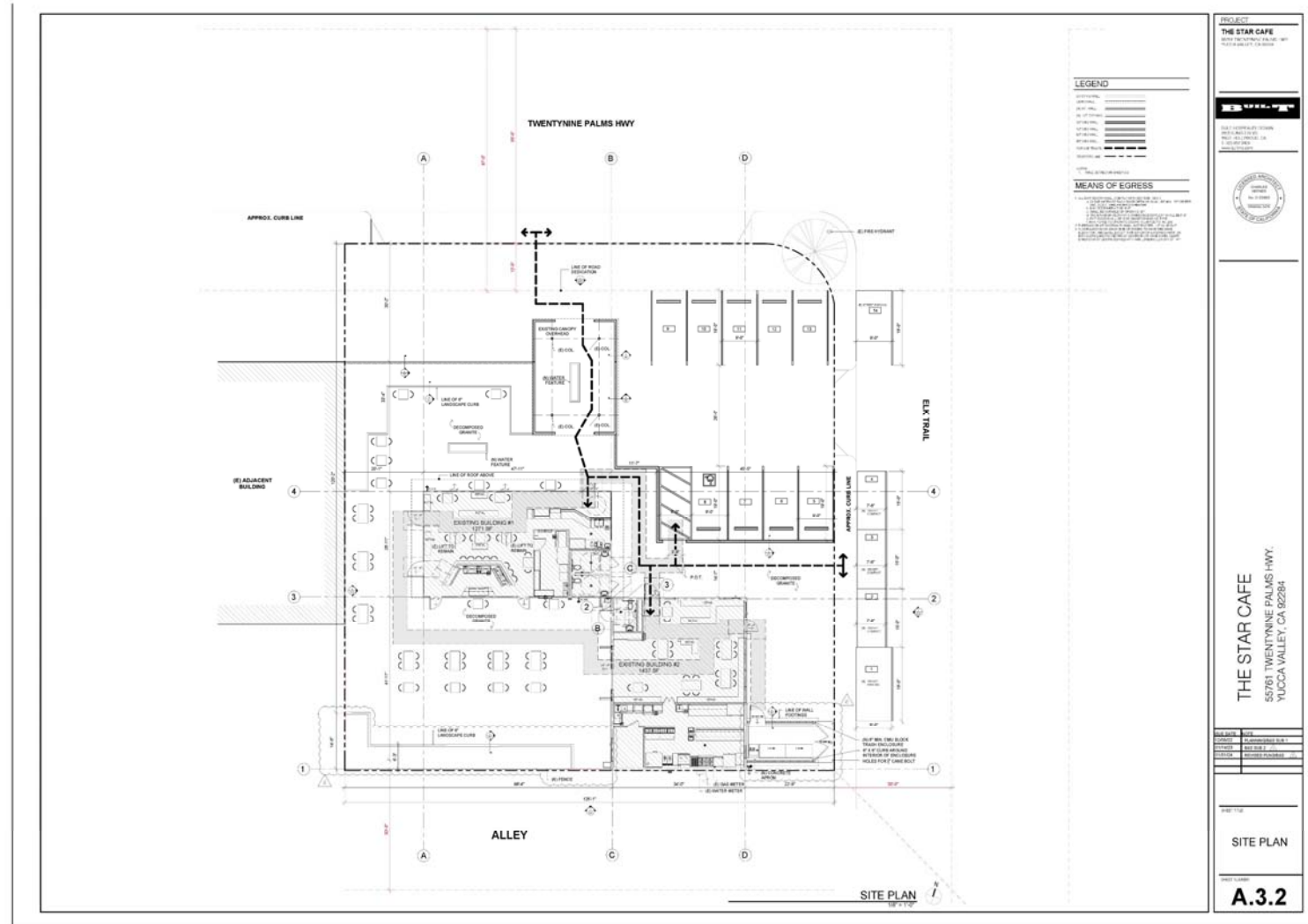
Project Description: The proposed project includes an outdoor patio with 533 square foot patio cover with 20 additional seats. The project has been approved by the Planning Commission and the property owner can pull building permits at their discretion.



Site Plan Review 02-23: The Star Cafe

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

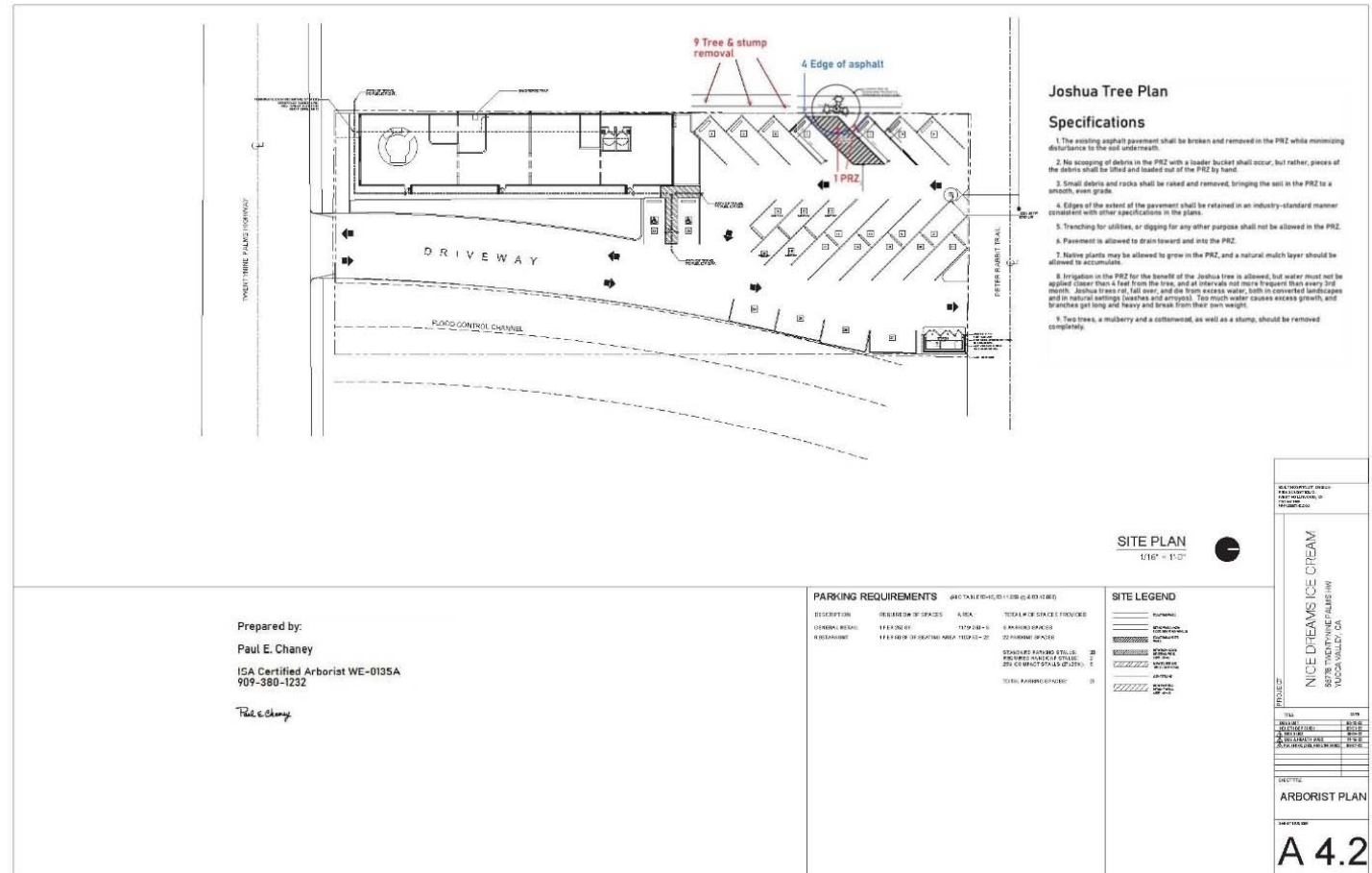




Site Plan Review 03-23: Nice Dream Ices

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

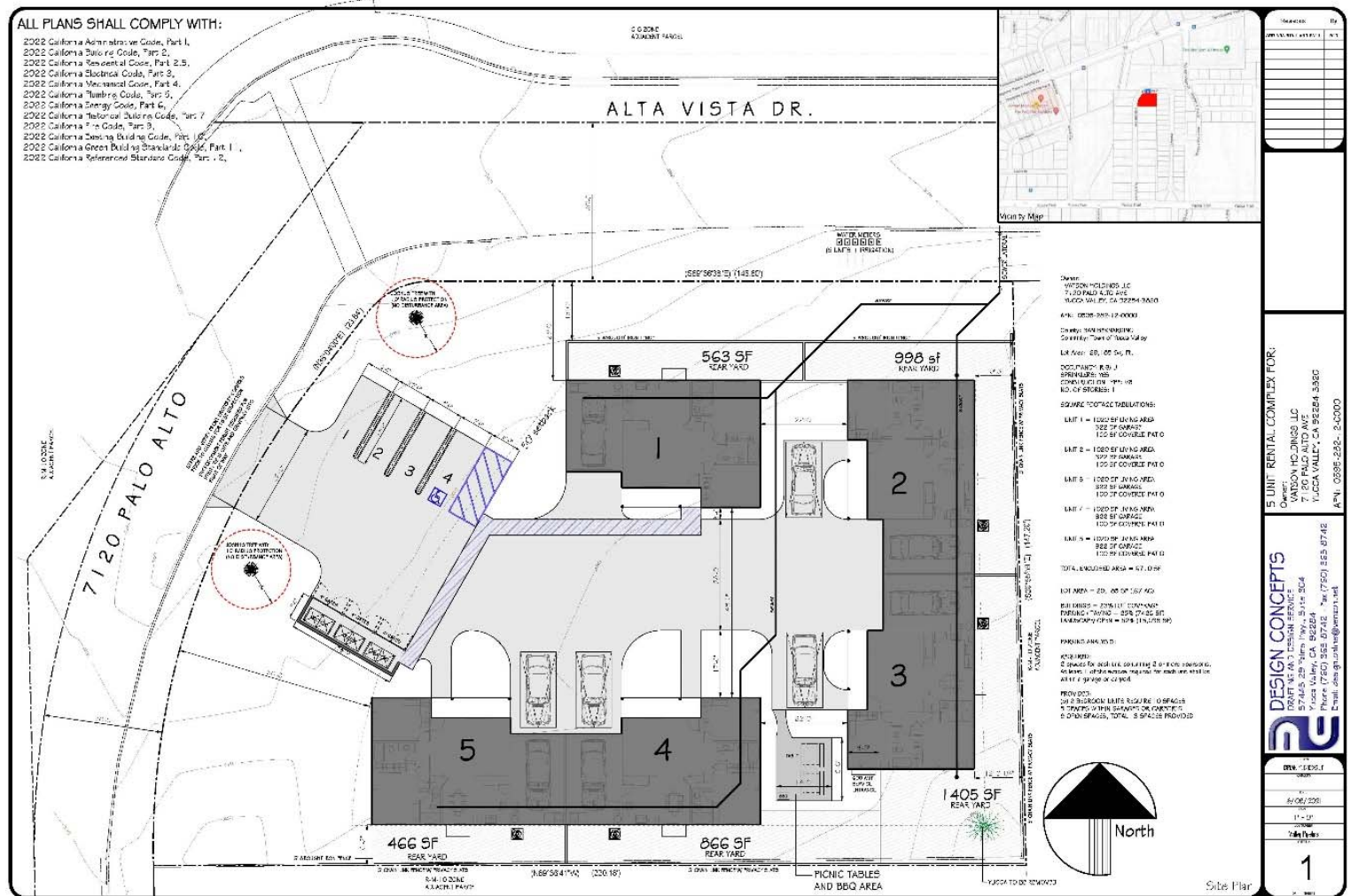




Site Plan Review 05-23: 7120 Palo Alto 5-Plex

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

APN: 0595-282-12.



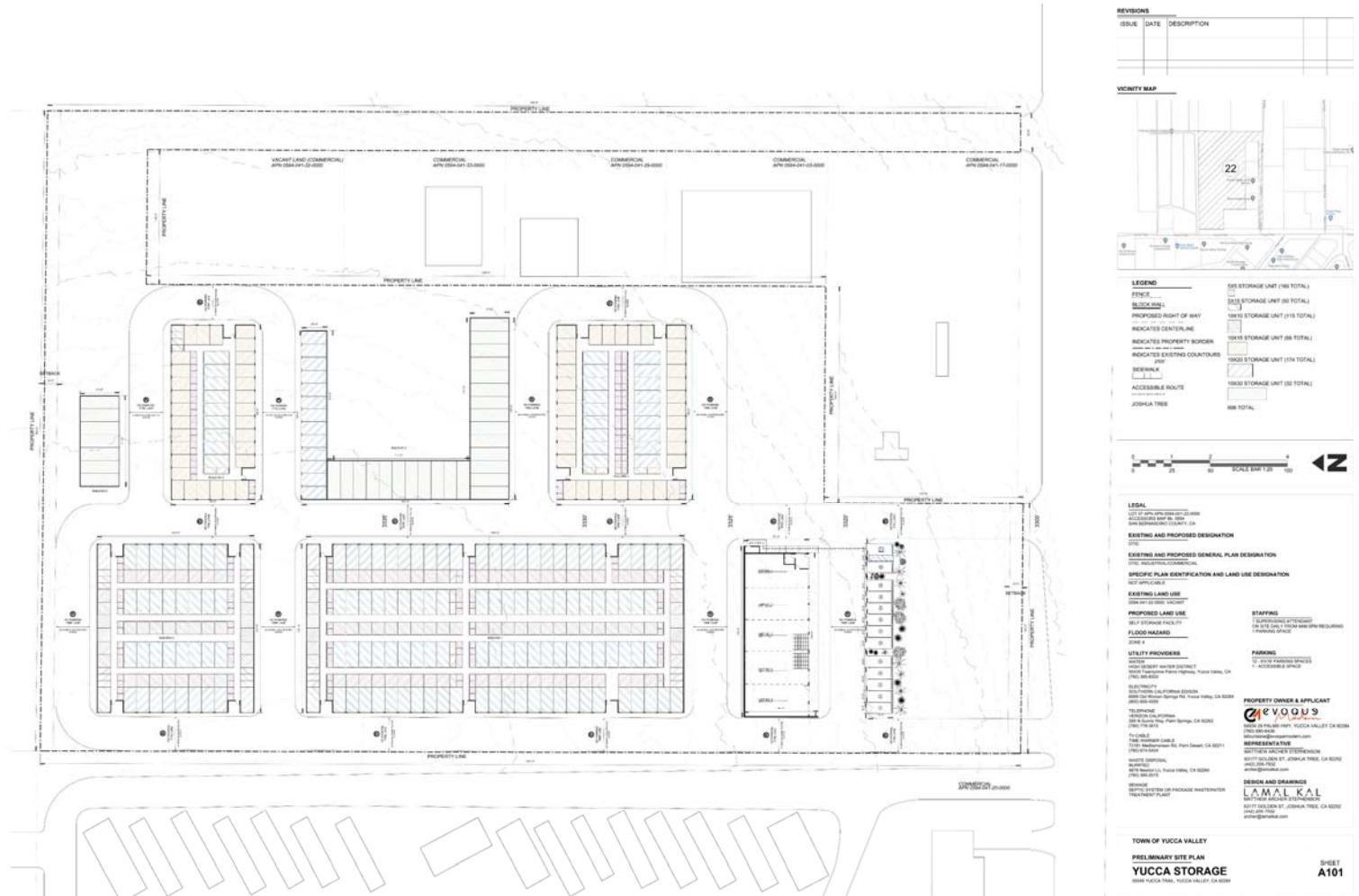
Project Description: Construction of a 5-unit multi-family residential apartment building with landscape and off-site road and sidewalk improvements. The project has recently completed construction and is operational.



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

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

APN: 0594-041-22.



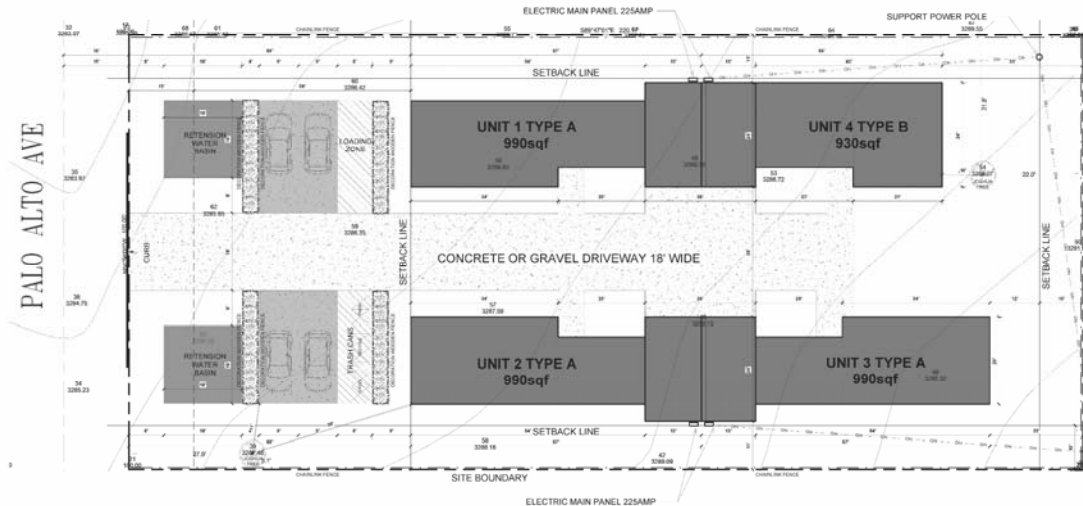
Project Description: Construction of a 606 unit self-storage facility with an additional 5 warehouse storage buildings with landscaping and off-site road and sidewalk improvements. Applicant is preparing environmental studies and updating plans.



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	WATER BASIN	LEGEND	
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" (30313 1 CAC)	NEW COVERED BUILDINGS 5,130 SQ.FT. FORMULA: 1/4 SQ.FA. (1/4) SQUARE FOOT OF BUILDINGS V=5.130 V=5.08	--- STREET CENTERLINES	○ JOSHA TREES
LAND NOTES	EROSION CONTROL	--- PROPERTY LINE	○ SUPPORT POWER POLE
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.	SEE ATTACHED 11X17 EROSION CONTROL SHEET OMBE BY #5.5.7.	--- SETBACK	
		--- OVERHEAD POWER LINES	
		--- EASEMENT LINES	
		--- CURB	
		--- CHAINLINK FENCE	
		--- DECORATION WOODEN FENCE	

TOMASZ VARSNEWSKI
 5320 Valley Dr
 Yucca Valley CA 92284
 Phone: 325530900

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

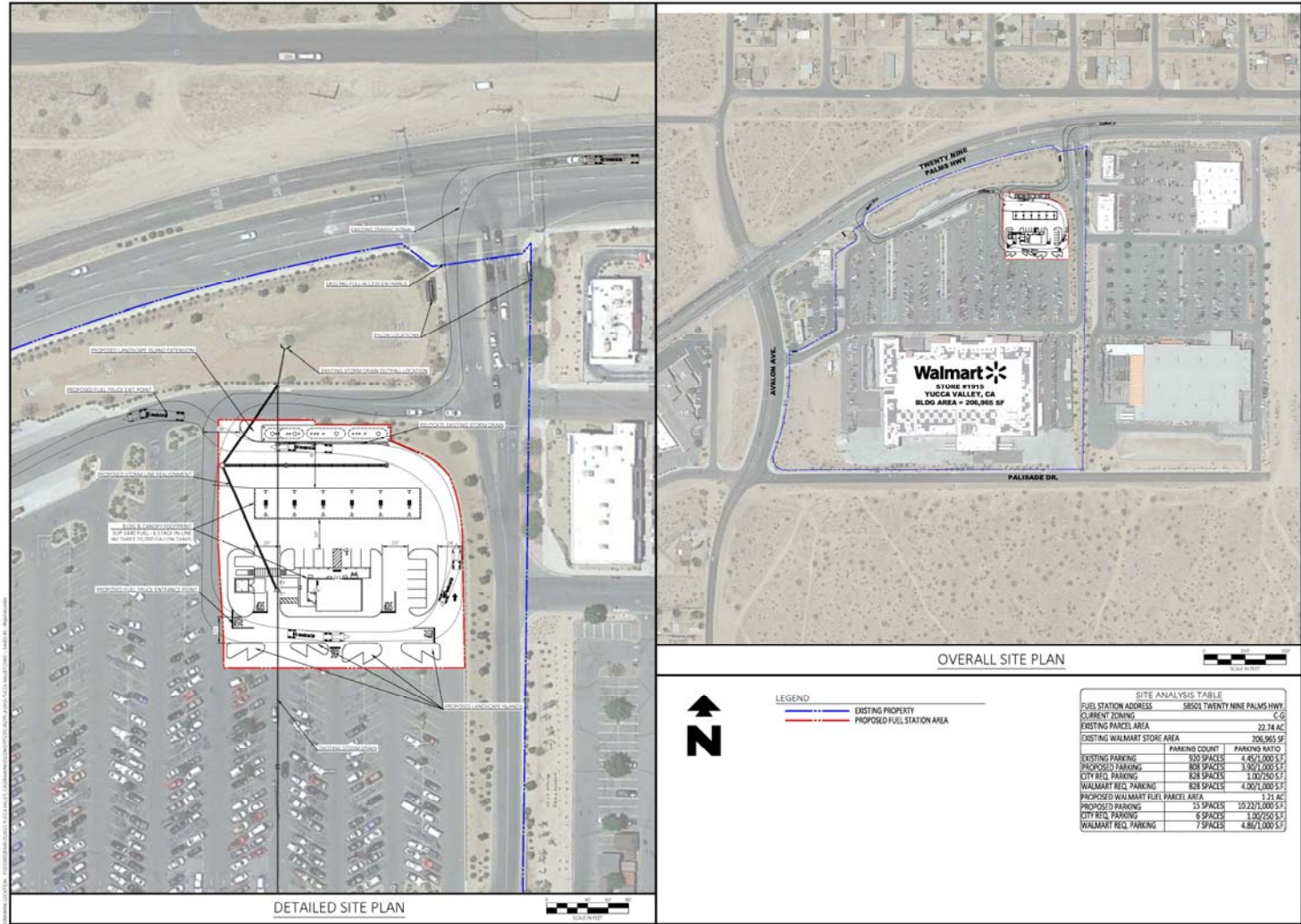
- Super Walmart Fueling Station
- Yucca Valley Materials Lab
- Skyline Ranch Road Propane Distribution
- Danmark Development Subdivision
- Joshua Springs Gymnasium
- La Palapa Renovation and Expansion
- Yucca Bowl Outdoor Patio and Bar
- Old Woman Springs Brewery
- Tumbleweed Sanctuary Wedding Venue



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. GARDEN AVENUE, SUITE 100, 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 (NAME):
 PROJECT MANAGER:
 DESIGNER:
 DATE:
 SCALE:
 SHEET NO. 06-10

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.

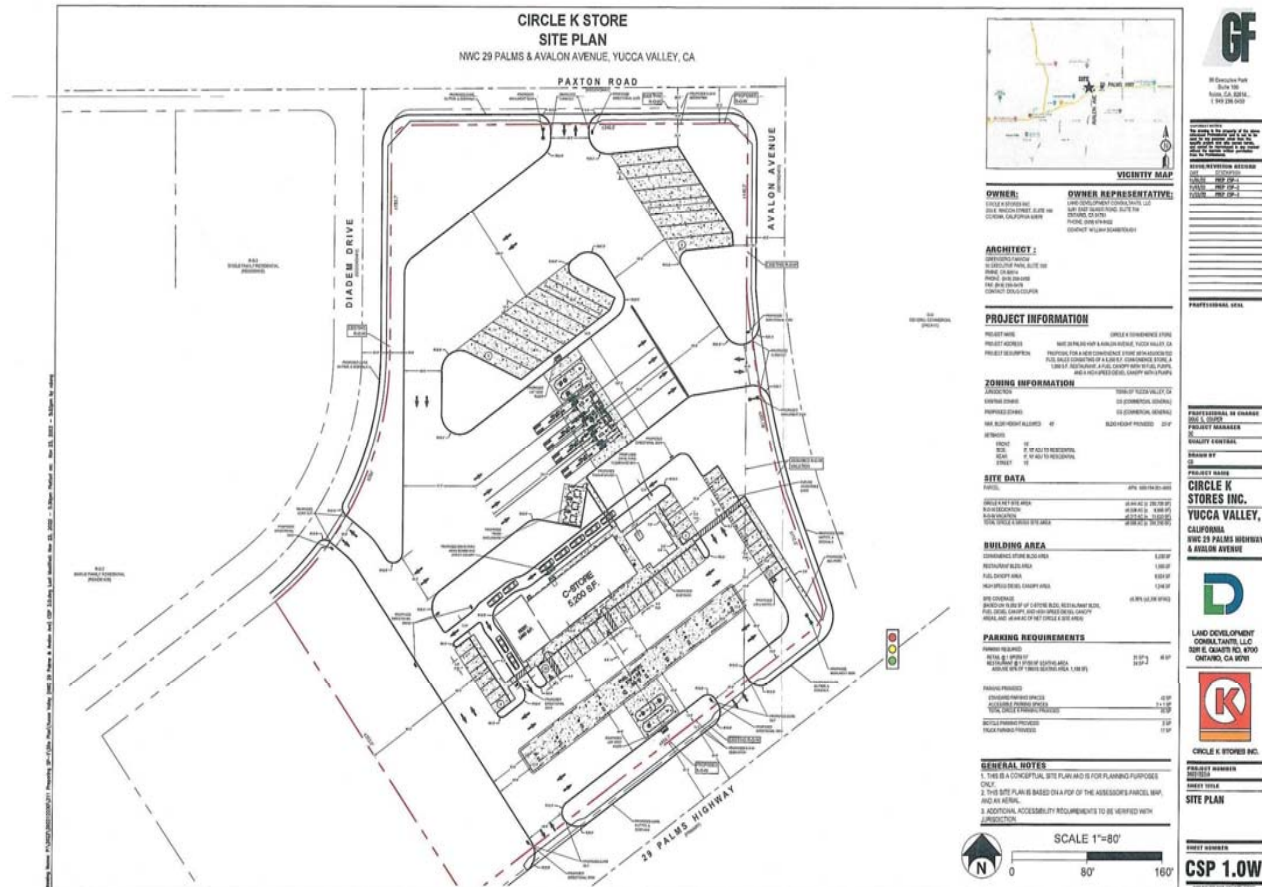


Pre-Application 01-23: Circle K Fuel Station

Location:

Northwest corner of Twentynine Palms Highway and Avalon Avenue.

APN: 0601-543-01.



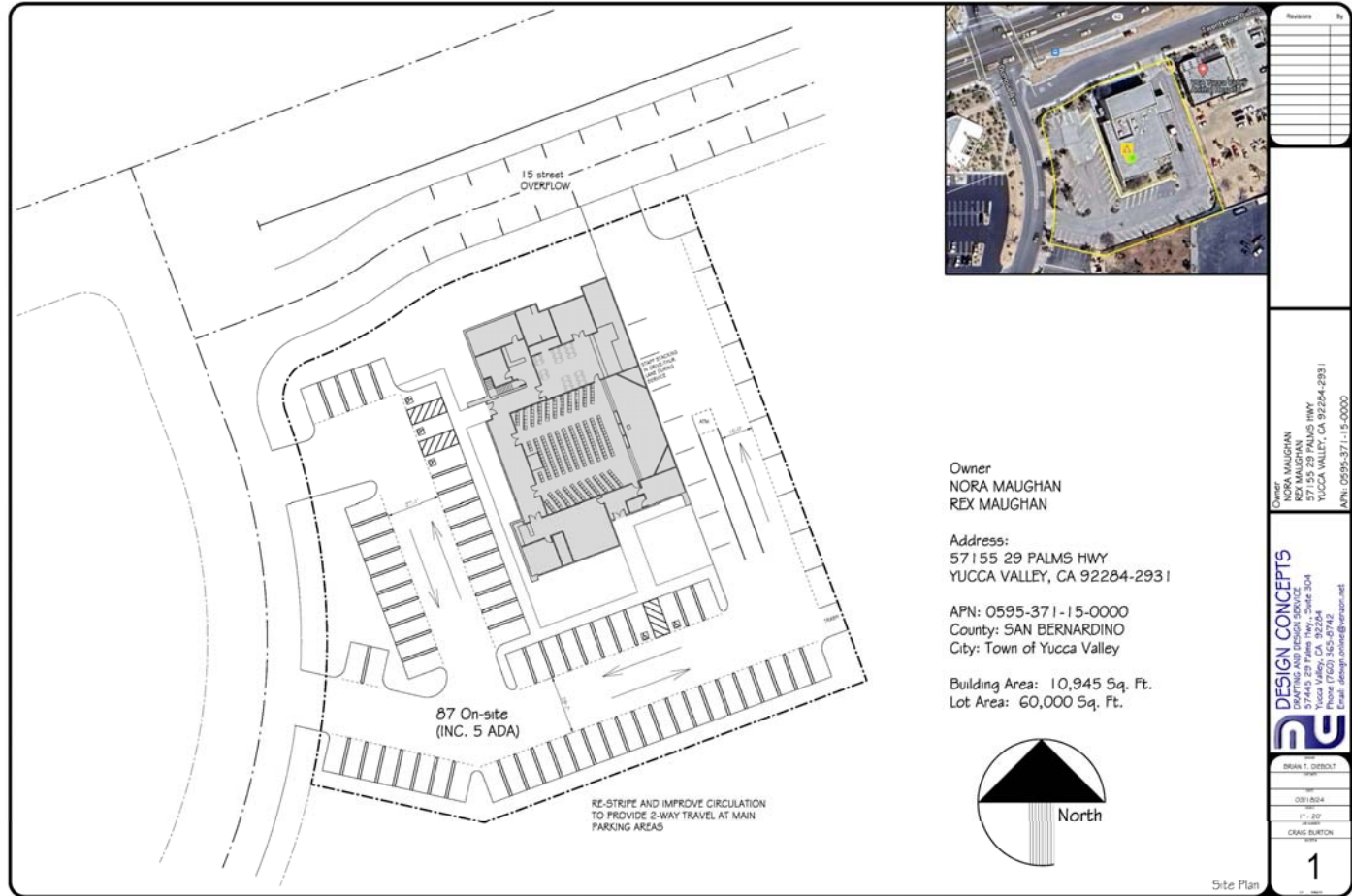
Project Description: Construction of a fueling station with 10 fuel dispensers, quick serve restaurant and 5,200 square foot convenience store. The preliminary site plan illustrates a drive-thru, 45 parking spaces, 17 additional semi-truck parking spaces, and diesel truck fueling.



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



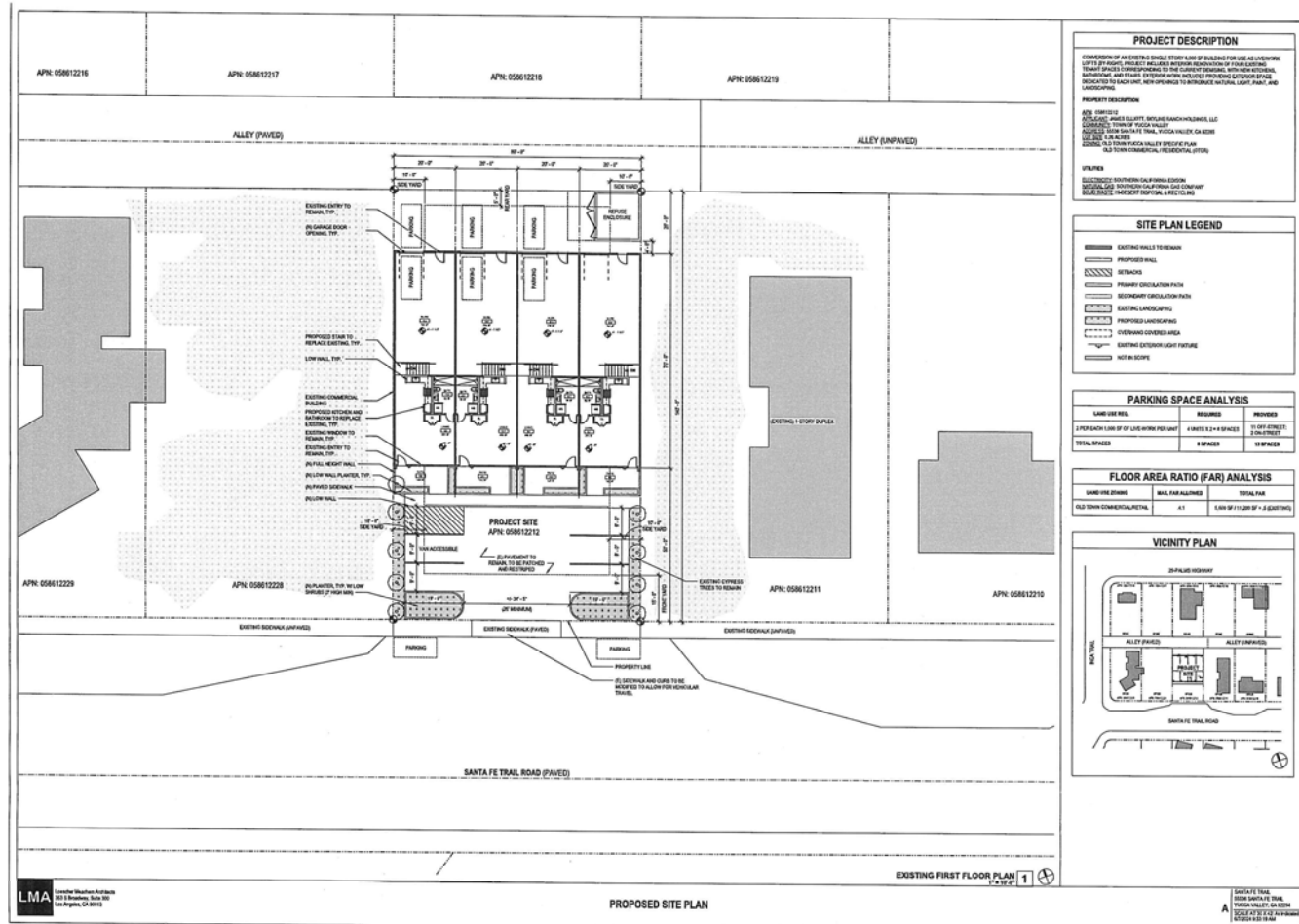
Project Description: 980 square foot freestanding coffee shop with drive thru with access being provided through adjacent parcels.



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.