



Pre-Application
copy

Date Received	8.20.2024
By	<i>[Signature]</i>
Fee	\$1,036.00
Case #	PA 06-24

General Information

APPLICANT David Martinez Phone 630-544-1249

Mailing Address 353 S Broadway #300 Email dmartinez@lma.la

City Los Angeles State CA Zip 90013

REPRESENTATIVE David Martinez Phone 630-544-1249

Mailing Address 353 S Broadway ste 300 Email dmartinez@lma.la

City Los Angeles State CA Zip 90013

PROPERTY OWNER Matt French Phone (503) 964-9246

Mailing Address 5240 Curtis Road Email matt@pioneertown-motel.com

City Pioneertown State CA Zip 92268

Project Information

Project Address 55727 Twentynine Palms Highway

Assessor Parcel Number(s) 058634106, -07, & -08


Project Location Southeast corner of Twentynine Palms Highway and Fox Trail

Project Description: New mixed-use building including a ground floor restaurant and a 2nd floor apartment in the open yard adjacent to the existing 1987 building where Mojave Flea is located; work includes clearing the walled-in courtyard to build the project, and the creation of a surface parking lot on the parcel to the south at the corner of Fox Trail and Santa Fe Trail. Road improvements are assumed on Santa Fe Trail, including widening of the paved road, and new curbs and sidewalks.

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

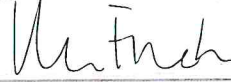
Owner/Applicant Authorization

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: David Martinez
Date: 08/08/2024

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: Matt French
Date: 08/08/2024

**Town of Yucca Valley
Community Development Department
Planning Division
58928 Business Center Drive
Yucca Valley, CA 92284
760 369-6575 Fax 760 228-0084
www.yucca-valley.org**

Agreement to Pay All Development Application Fees


In accordance with Town Council Resolution 24-07 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: \$ \$1,036

Applicant's Signature 

Applicants Name David Martinez
(Please print)

Date: 08/08/2024

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