



August 2024 Land Development Update Report

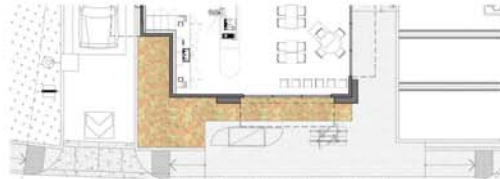


Conditional Use Permit 01-20: Domino's & Jersey Mike's





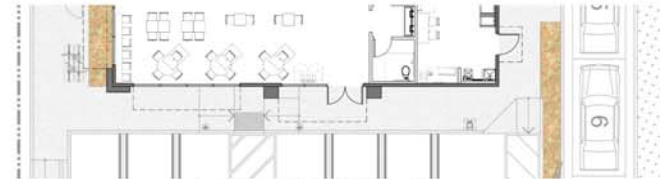
Conditional Use Permit 01-23: Starbucks West



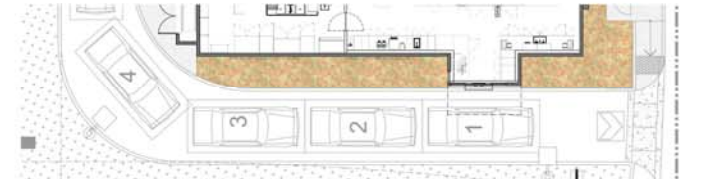
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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
4	ARCADA GLASS CLEAR FLAT GLASS
5	METAL FINISH FRESH PAINTED STEEL
6	STANDING SEAM METAL ROOF FRESH PAINTED
7	STONE MOWER TYPE BOWDO BLUFFSTONE BY EL DORADO STONE
8	CORTINA JOINT FRESH PAINTED
9	ROOF TILE TYPE CANTERBURY COLOR (MC) SAND SANTA BARBARA BLEND BY SABLE ROOFING
10	METAL WALL LATTICE TYPE PAINTED METAL
11	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

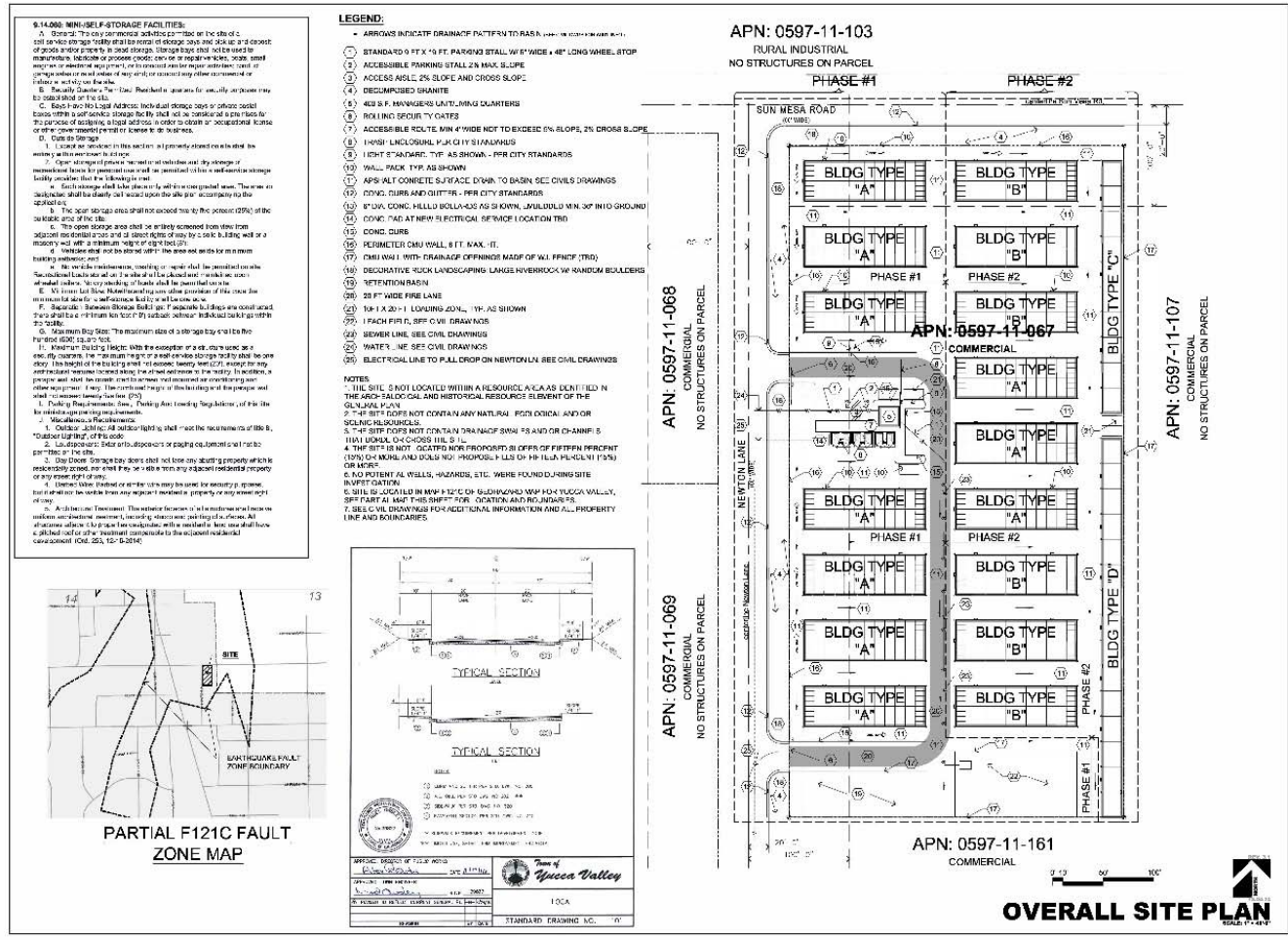
NOTE:
MANUFACTURER AND MODEL NUMBERS IDENTIFIED ABOVE
REFERENCED FOR DESIGN INTENT ONLY AND MAY BE
SUBSTITUTED BY AN EQUIVALENT ALTERNATE.



Conditional Use Permit 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

IF THIS PERMIT IS ISSUED, THE TOWN OF YUCCA VALLEY WILL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE TOWN OF YUCCA VALLEY WILL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING OR FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING OR FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING.

No.	Description	Date	By	Check

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.

1. 1/2" Scale	2. 1/4" Scale	3. 1/8" Scale	4. 1/4" Scale	5. 1/8" Scale	6. 1/4" Scale	7. 1/8" Scale	8. 1/4" Scale	9. 1/8" Scale	10. 1/4" Scale	11. 1/8" Scale	12. 1/4" Scale	13. 1/8" Scale	14. 1/4" Scale	15. 1/8" Scale	16. 1/4" Scale	17. 1/8" Scale	18. 1/4" Scale	19. 1/8" Scale	20. 1/4" Scale	21. 1/8" Scale	22. 1/4" Scale	23. 1/8" Scale	24. 1/4" Scale	25. 1/8" Scale	26. 1/4" Scale	27. 1/8" Scale	28. 1/4" Scale	29. 1/8" Scale	30. 1/4" Scale	31. 1/8" Scale	32. 1/4" Scale	33. 1/8" Scale	34. 1/4" Scale	35. 1/8" Scale	36. 1/4" Scale	37. 1/8" Scale	38. 1/4" Scale	39. 1/8" Scale	40. 1/4" Scale	41. 1/8" Scale	42. 1/4" Scale	43. 1/8" Scale	44. 1/4" Scale	45. 1/8" Scale	46. 1/4" Scale	47. 1/8" Scale	48. 1/4" Scale	49. 1/8" Scale	50. 1/4" Scale	51. 1/8" Scale	52. 1/4" Scale	53. 1/8" Scale	54. 1/4" Scale	55. 1/8" Scale	56. 1/4" Scale	57. 1/8" Scale	58. 1/4" Scale	59. 1/8" Scale	60. 1/4" Scale	61. 1/8" Scale	62. 1/4" Scale	63. 1/8" Scale	64. 1/4" Scale	65. 1/8" Scale	66. 1/4" Scale	67. 1/8" Scale	68. 1/4" Scale	69. 1/8" Scale	70. 1/4" Scale	71. 1/8" Scale	72. 1/4" Scale	73. 1/8" Scale	74. 1/4" Scale	75. 1/8" Scale	76. 1/4" Scale	77. 1/8" Scale	78. 1/4" Scale	79. 1/8" Scale	80. 1/4" Scale	81. 1/8" Scale	82. 1/4" Scale	83. 1/8" Scale	84. 1/4" Scale	85. 1/8" Scale	86. 1/4" Scale	87. 1/8" Scale	88. 1/4" Scale	89. 1/8" Scale	90. 1/4" Scale	91. 1/8" Scale	92. 1/4" Scale	93. 1/8" Scale	94. 1/4" Scale	95. 1/8" Scale	96. 1/4" Scale	97. 1/8" Scale	98. 1/4" Scale	99. 1/8" Scale	100. 1/4" Scale
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HEALTH DEPARTMENT NOTES

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COOLER NOTES

FLOORING

FINISH NOTES

REMODEL AND ADDITION DIMENSION PLAN
THIS IS A COMMERCIAL REMODEL & ADDITION FOR
LA CASA DEL TEQUILA
55501 29 PALMS HWY - YUCCA VALLEY, CA 92284
PHONE: 951-380-1102 FAX: 951-380-1102

MENU:

APPETIZERS AND SIDES

PIZZAS

DRINKS

DESSERTS

ADDITION FLOOR PLAN LAYOUT

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. Property owner is proceeding through Building & Safety review.



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

COLORS AND MATERIALS:

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

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

REVISIONS
PLAN PREPARED: AUG. 18, 2023
PLAN CHECK:
BY: M. TELLEZ

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**

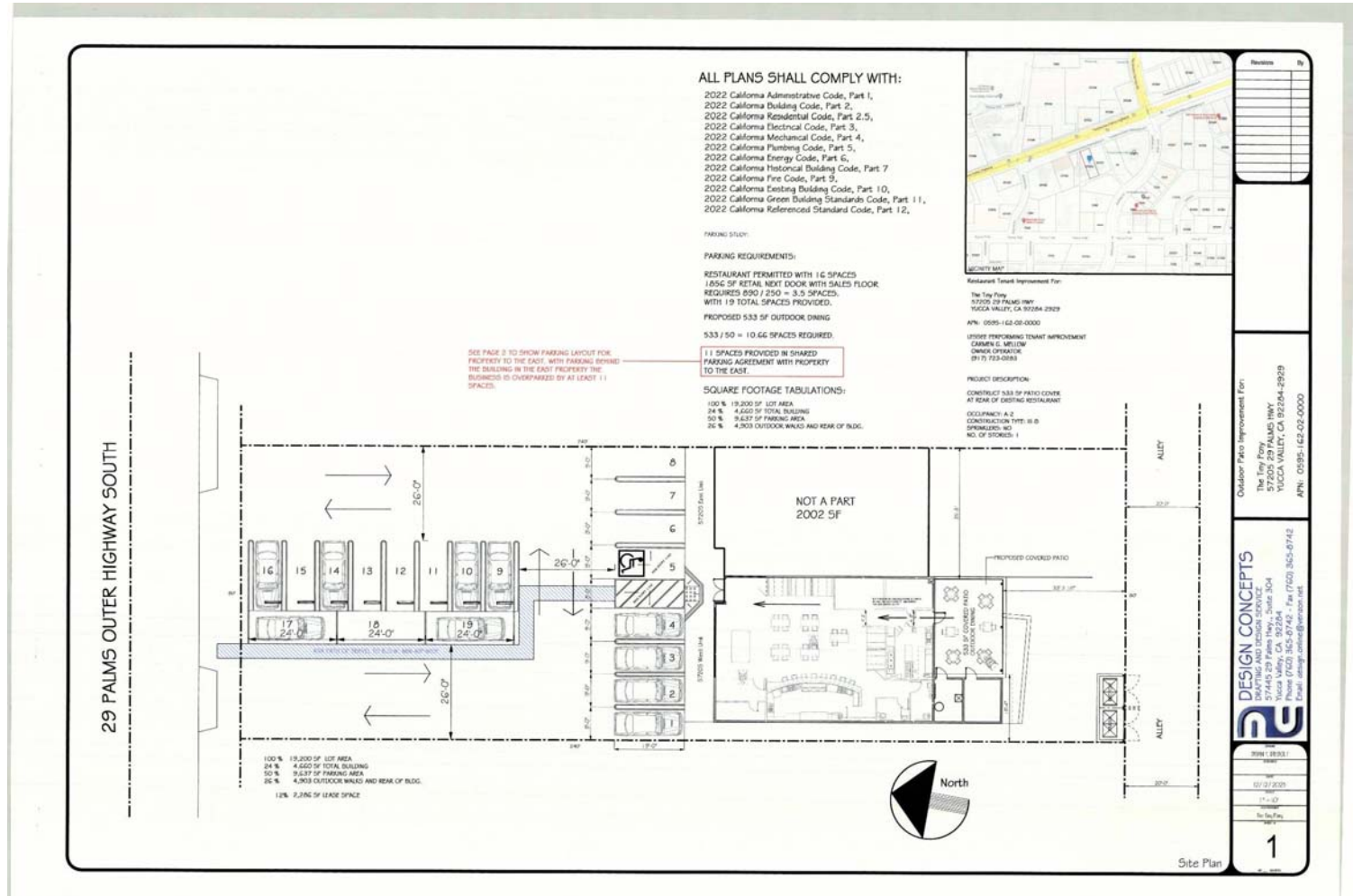
OF SHEETS



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

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

APN 0595-162-02.



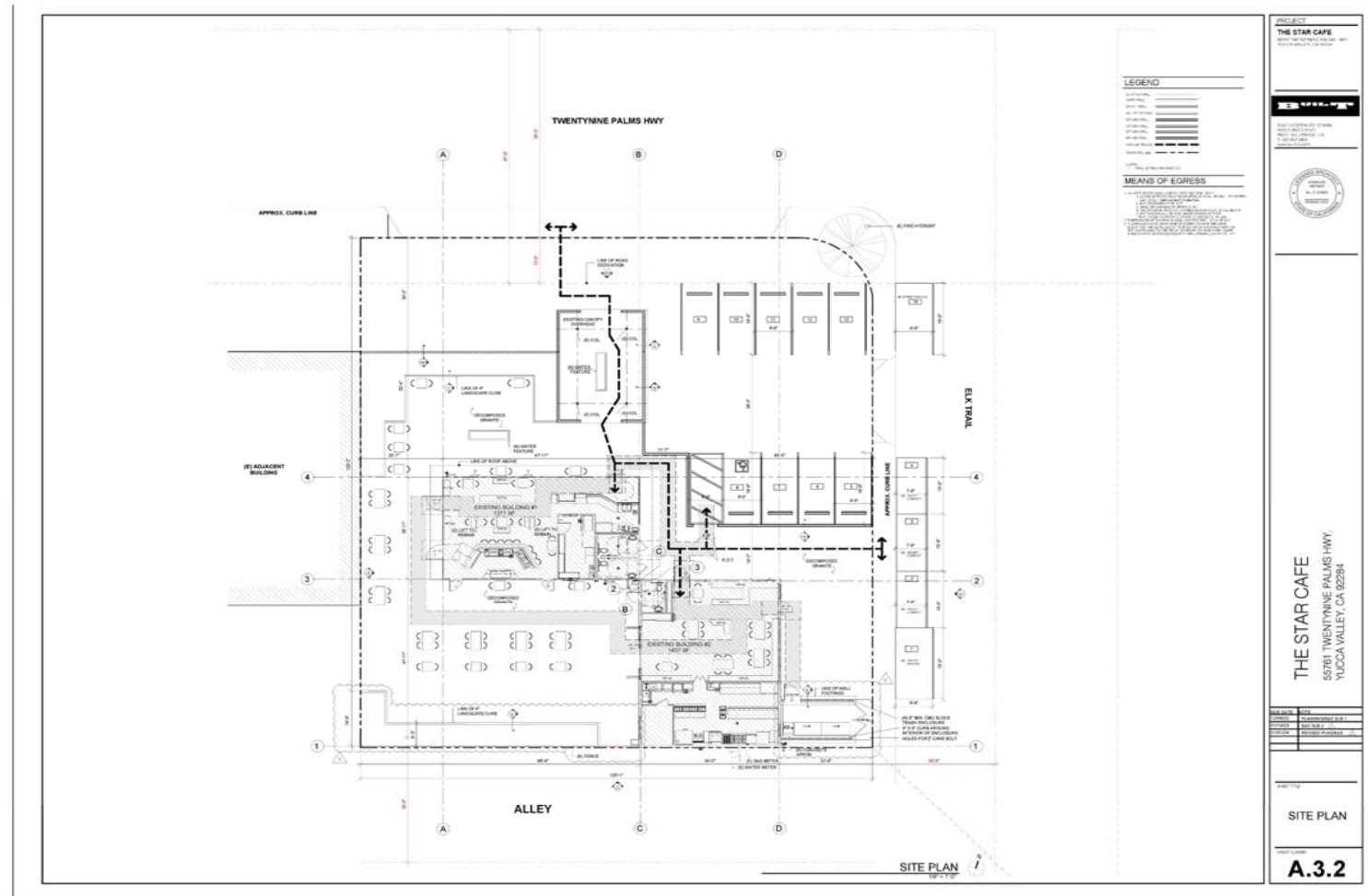
Project Description: The proposed project includes an outdoor patio with 533 square foot patio cover with 20 additional seats. The project has been approved by the Planning Commission. Property owner can proceed through Engineering and Building & Safety review.



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 all Town departments. The property owner can pull building permits at their discretion.



Site Plan Review 02-23: The Star Cafe

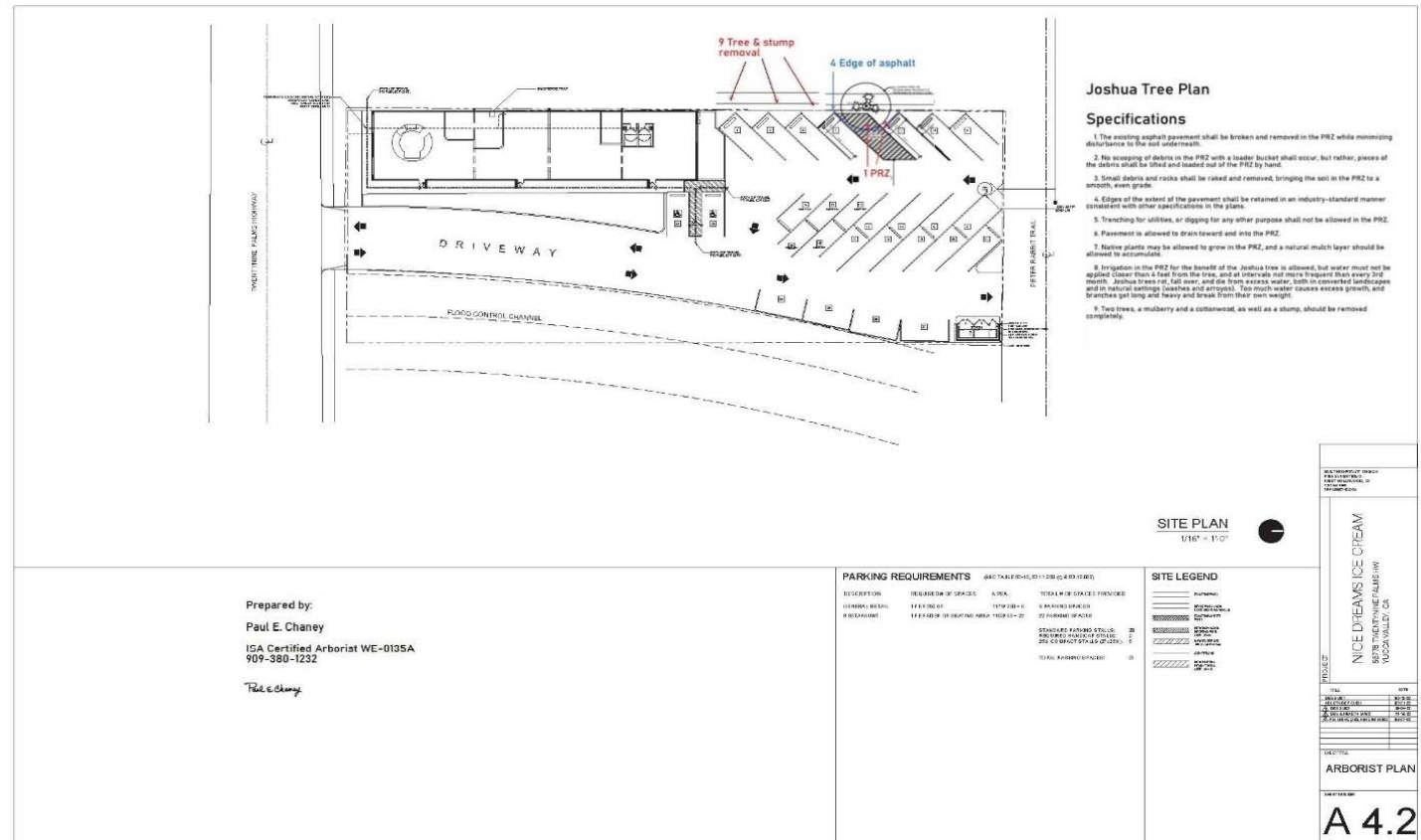




Site Plan Review 03-23: Nice Dream Ices

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. Landscaping and Irrigation Plans were revised and received Planning Commission approval on September 24, 2024.



Site Plan Review 03-23: Nice Dream Ices



PROJECT:
 NICE DREAM ICES
 5877B TWENTYNINE PALMS HWY
 YUCCA VALLEY, CA

NO.	DATE	BY	CHKD.
1	03/23/23
2	03/23/23
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8	03/23/23
9	03/23/23
10	03/23/23

NEW EXTERIOR ELEVATIONS COLOR

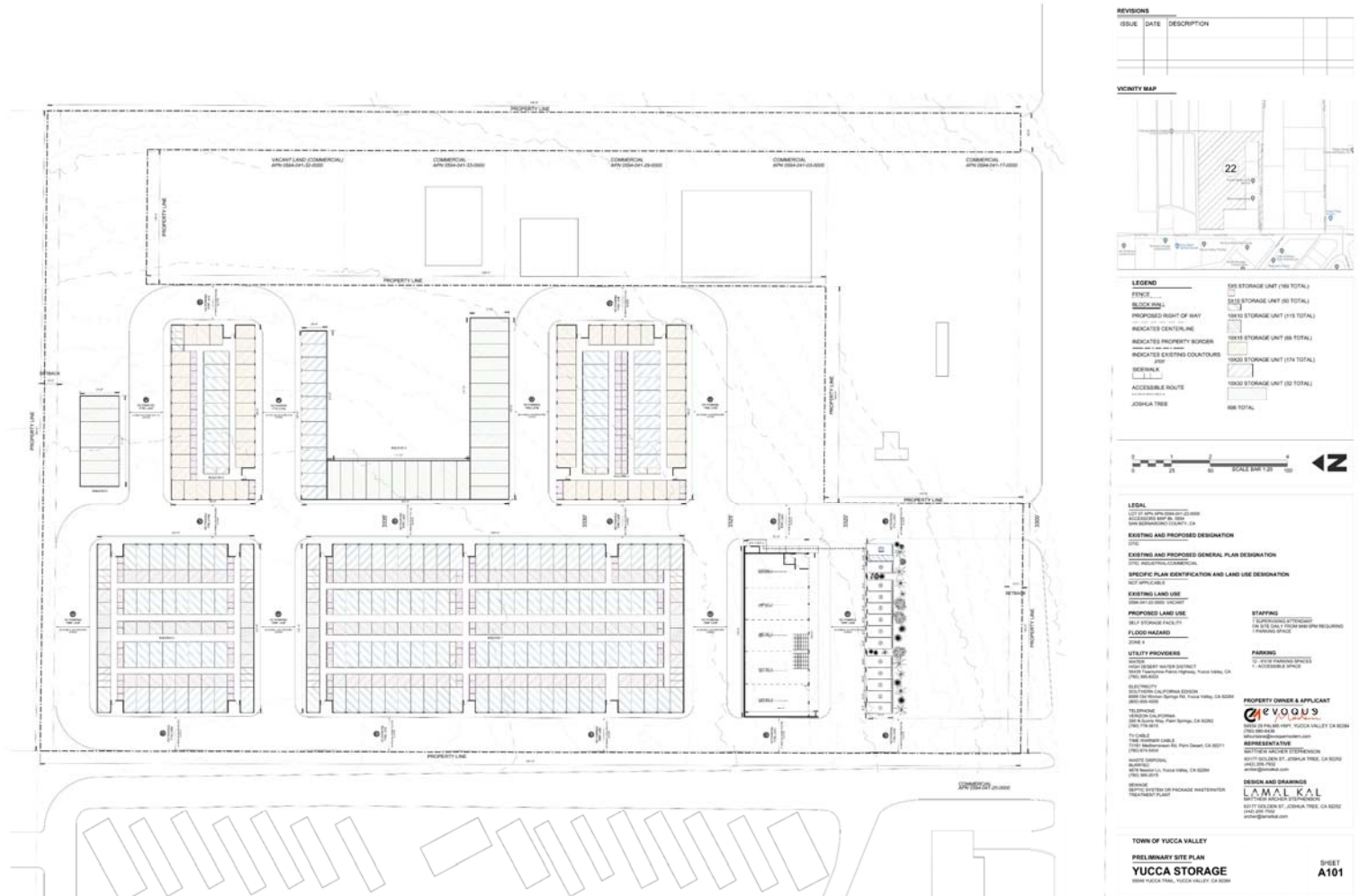
A11.2



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

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

APN: 0594-041-22.

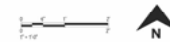
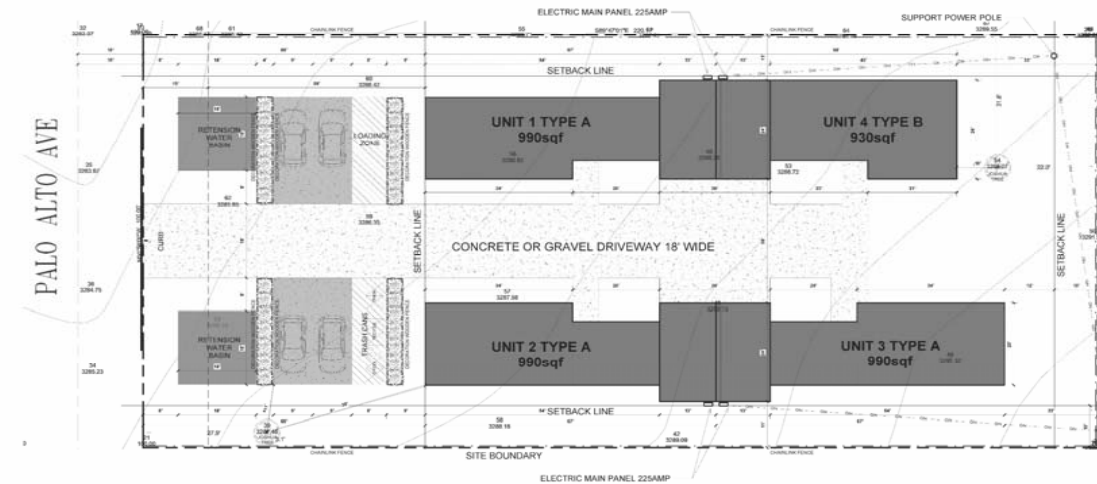




Site Plan Review 02-24: 7251 Palo Alto 4-Plex

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

APN: 0595-282-03.



<p>PLANT DISPOSAL</p> <p>1. EXISTING ADDRESS # TO REMAIN UNTOUCHED BUT WILL CONFORM W/ THE FOLLOWING CODES: 2. BUILDING SHALL HAVE ADDRESS #S PLACED IN A POSITION THAT IS PLAINLY VISIBLE & VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. 3. #S SHALL CONTRAST THE BACKGROUND, BE ARABIC OR ALPHABETICAL LETTERS & BE A MIN. OD 4" HIGH W/ A MIN. STROKE OD 1/2" - 3/16" (1 CHAR).</p>	<p>WATER BASIN</p> <p>NEW COVERED BUILDINGS: 5,136 SQ.FT. FORMULA: $V = SCFA \times VHS$ 5A= SQUARE FOOT OF BUILDINGS VHS= 5.136 V= 26,588</p> <p>WATER BASIN: 2x10'x18'x1'0" (VHS=60)</p>	<p>LEGEND</p> <p>--- STREET CENTERLINES - - - - - PROPERTY LINE - - - - - SETBACK - - - - - OVERHEAD POWER LINES - - - - - EASEMENT LINES - - - - - CURB - - - - - CHAIN LINK FENCE - - - - - DECORATION WOODEN FENCE</p> <p>○ JOSHUA TREE ○ SUPPORT POWER POLE</p>
<p>LAND NOTES</p> <p>NO MORE THAN 6 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.</p>	<p>EROSION CONTROL</p> <p>SEE ATTACHED 11X17 EROSION CONTROL SHEET. (MDF) BY #S 5.5.7</p>	

TOMASZ WISNIEWSKI
 5323 Nalley St
 Yucca Valley CA 92284
 Phone: 9253020902

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

NEW CONTRIBUTION
 SITE PLANS
 DRAWING NO.
2
 SCALE: 1" = 10'

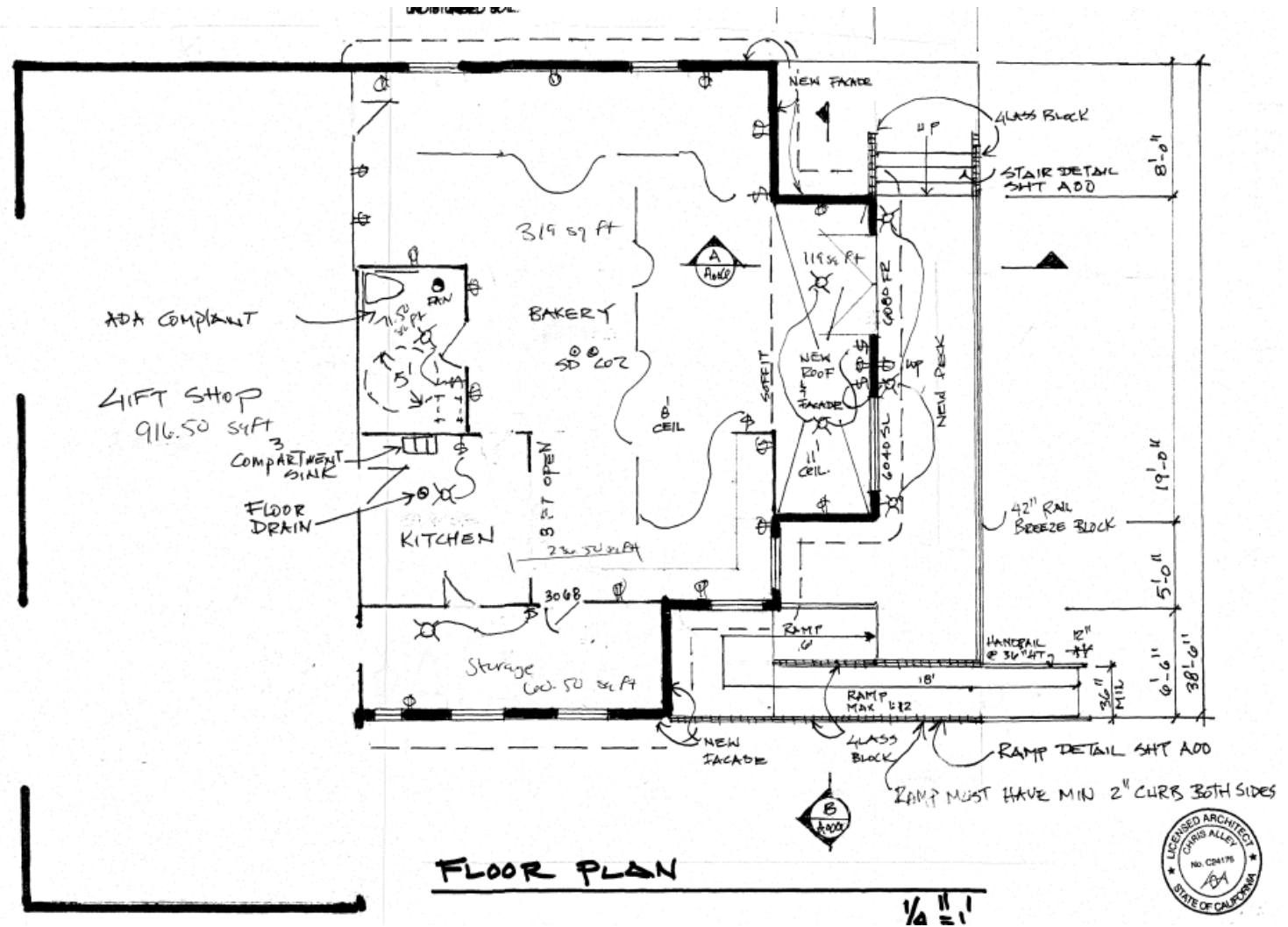
Project Description: Construction of a 4-unit multi-family residential apartment building with landscaping and off-site road and sidewalk improvements. Applicant has submitted revisions and Variance application. Project is tentatively scheduled for public hearing on November 12th



Site Plan Review 04-24: 56885 Sunflower Drive

Location: 56885
Sunflower Drive,
Yucca Valley, CA
92284.

APN: 0597-081-21



Project Description: Rebuild existing 1,188 SF building and construct 570 SF addition with attached patio cover. Change of use from farm and feed supply to art studio. Project is currently in initial completeness review and request for comment.



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

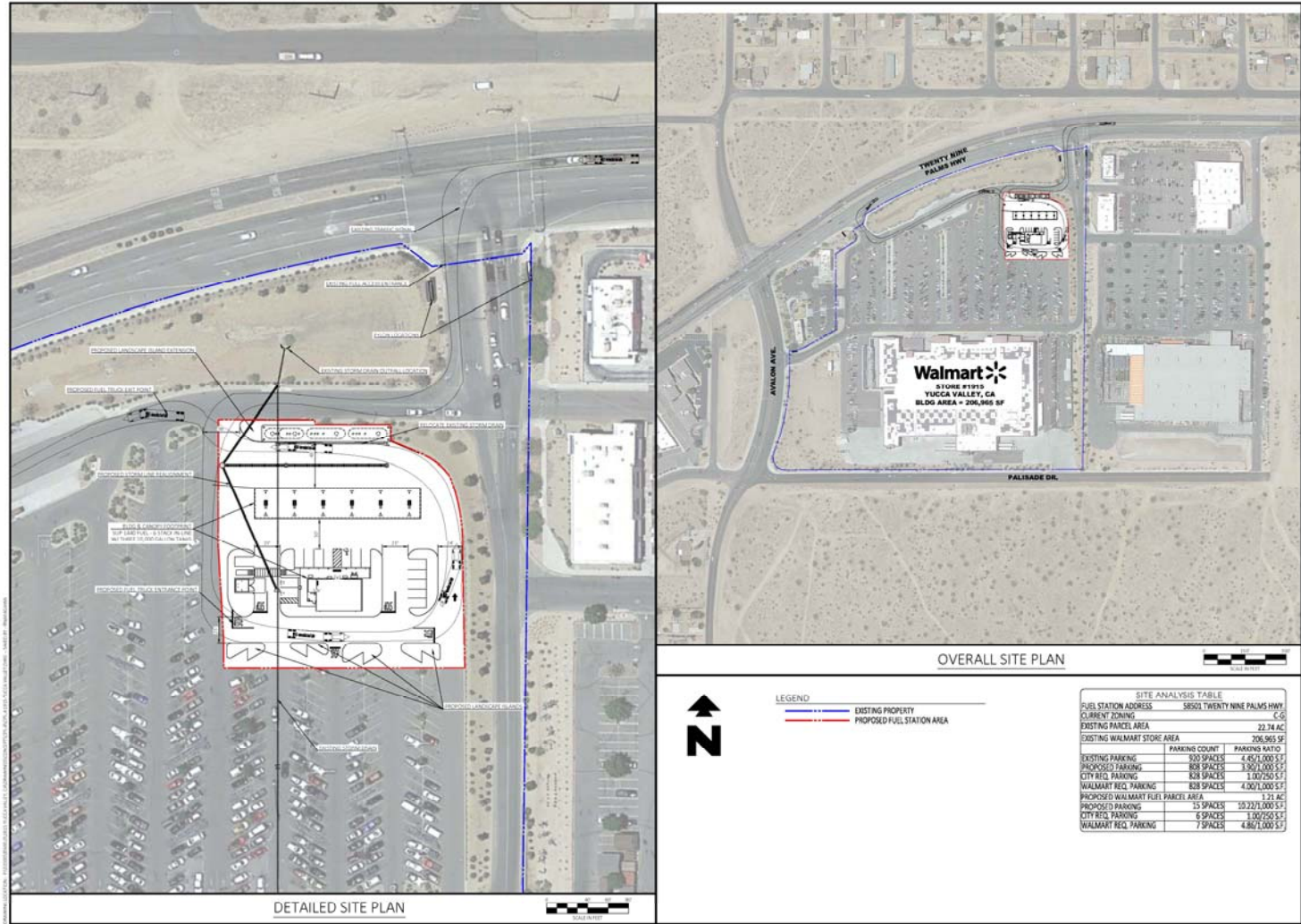
- Super Walmart Fueling Station
- Yucca Valley Materials Lab
- Skyline Ranch Road Propane Distribution
- Danmark Development Subdivision
- Joshua Springs Gymnasium
- La Palapa Renovation and Expansion
- Yucca Bowl Outdoor Patio and Bar
- Old Woman Springs Brewery
- Tumbleweed Sanctuary Wedding Venue



Development Review Committee (DRC): Super Walmart Fueling Station

Location: 58501 Twentynine Palms Highway.

APN: 0601-201-54.



Kimley»Horn
INCORPORATED
 1000 N. 4TH 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:
 SHEET NO.: CP-5.4

Project Description: Construction of a fueling station with 6 fuel dispensers and a 1,440 square foot convenience store.

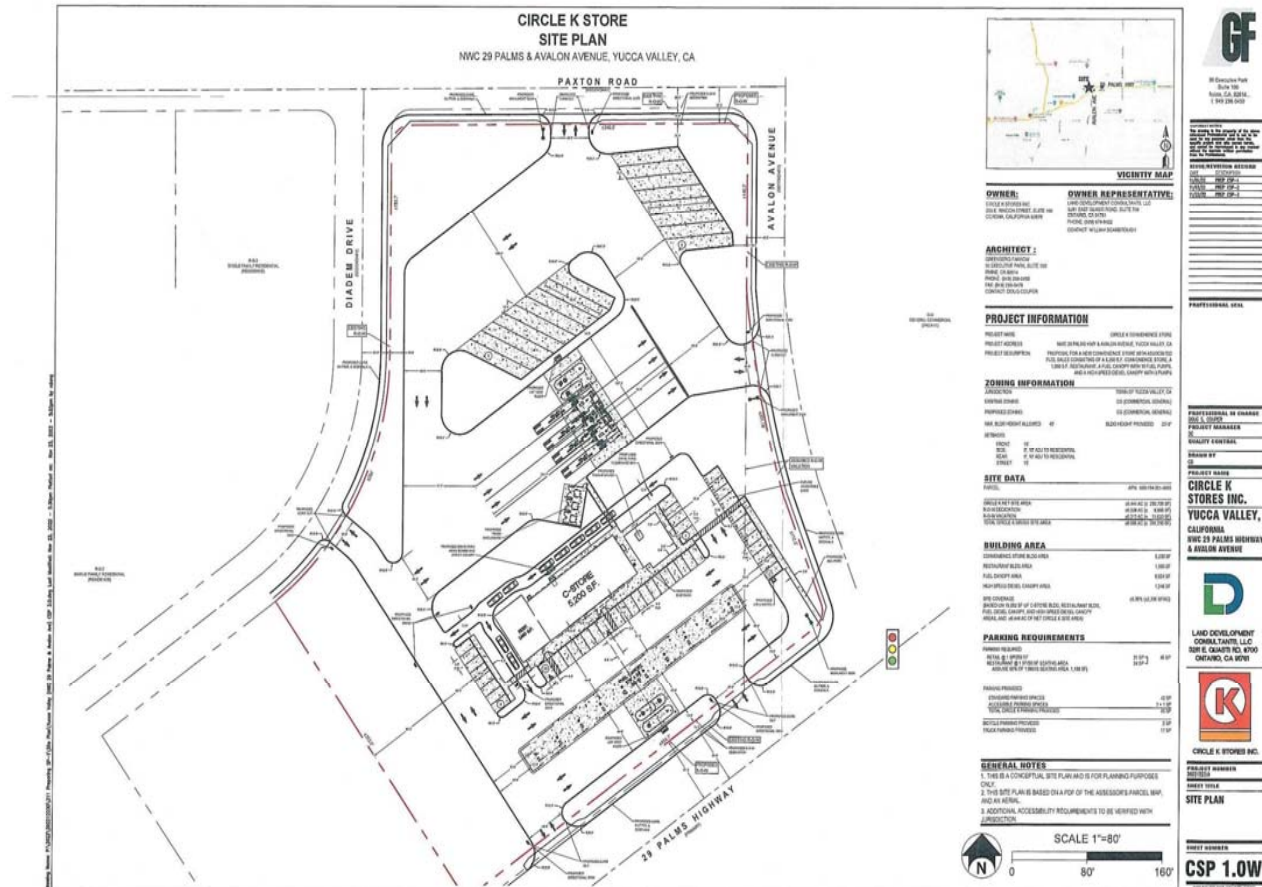


Pre-Application 01-23: Circle K Fuel Station

Location:

Northwest corner of Twentynine Palms Highway and Avalon Avenue.

APN: 0601-543-01.



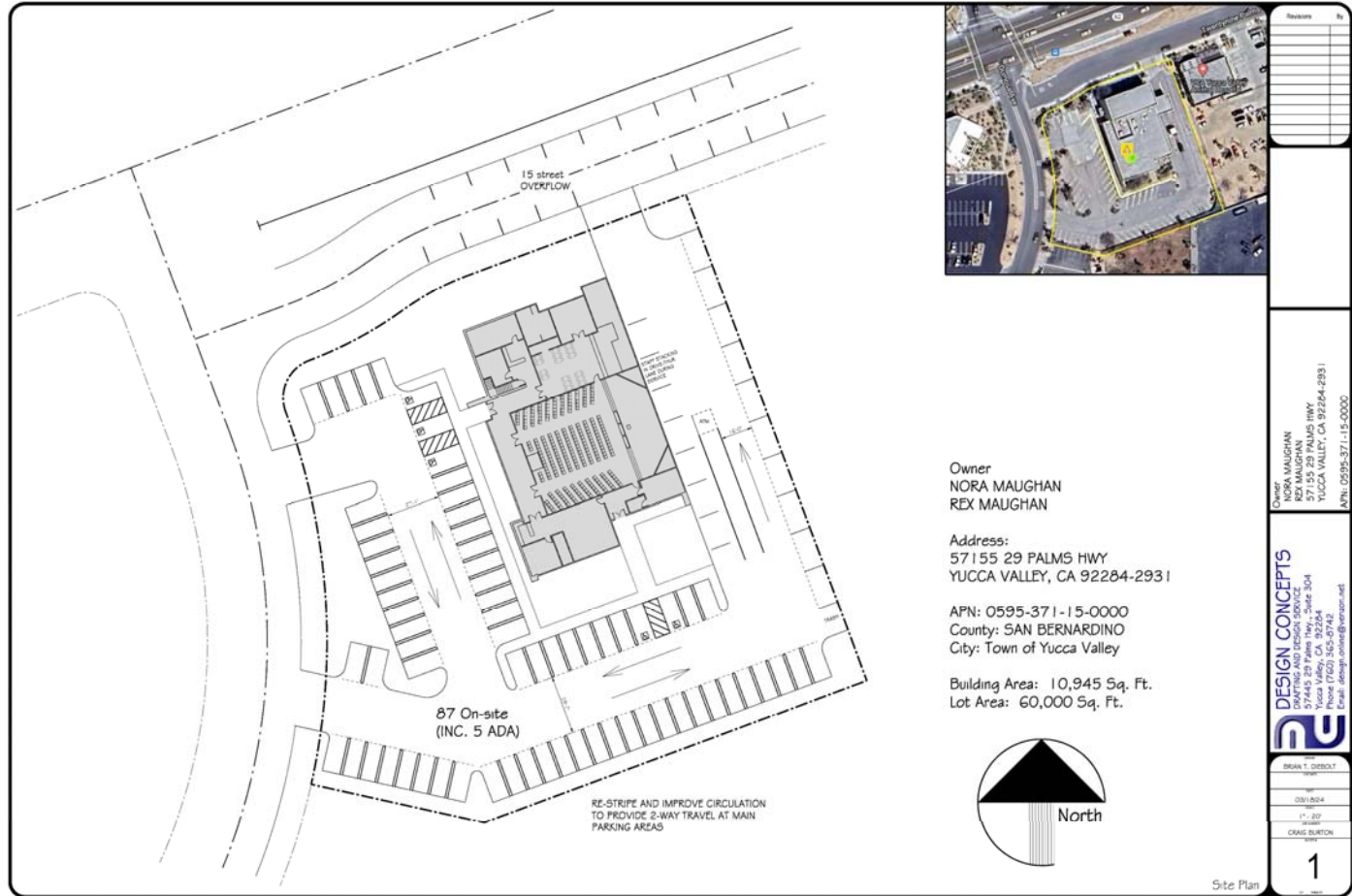
Project Description: Construction of a fueling station with 10 fuel dispensers, quick serve restaurant and 5,200 square foot convenience store. The preliminary site plan illustrates a drive-thru, 45 parking spaces, 17 additional semi-truck parking spaces, and diesel truck fueling.



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

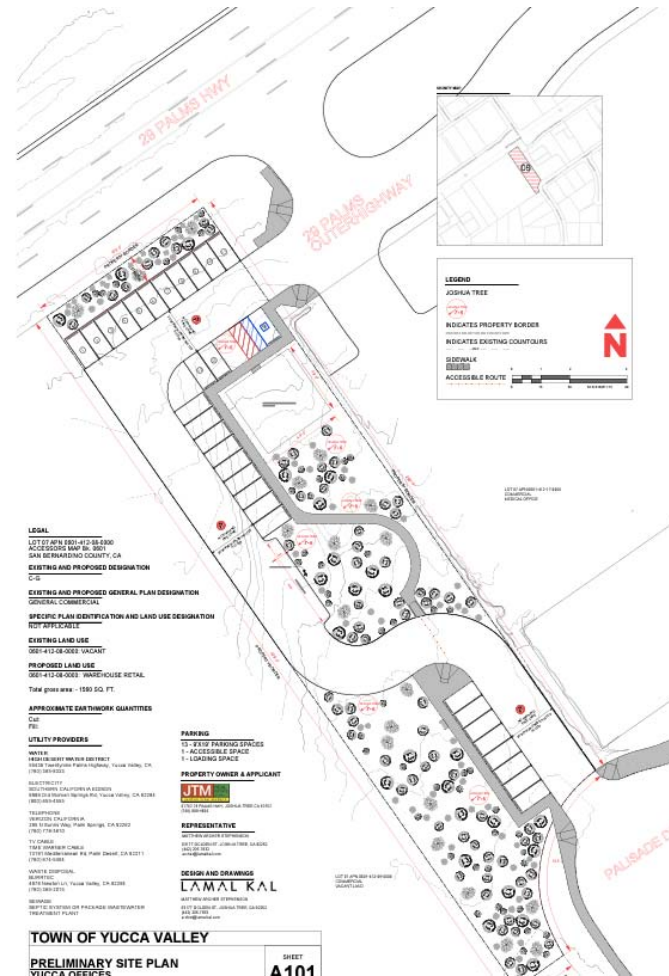


Project Description: 980 square foot freestanding coffee shop with drive thru with access being provided through adjacent parcels.



Pre-Application 05-24: Huynh Commercial Retail

Location:
Southwest corner
of Hanford and
Twentynine Palms
Highway
 APN: 0601-412-08.

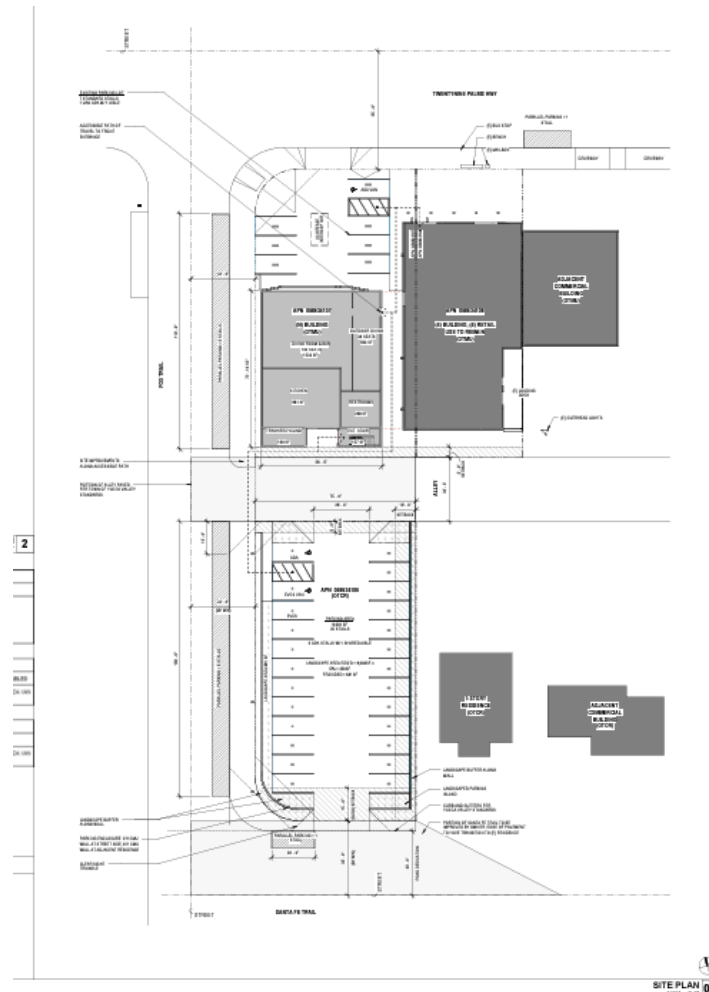


Project Description: Pre-application for a 1,560 SF retail unit, including sale of home goods, furniture, and lighting.



Pre-Application 06-24: Mojave Flea Expansion – Restaurant and Apartment

Location: Southeast corner of Fox Trail and Twentynine Palms Highway
APN: 0586-341-06, 07, and 08



Project Description: Pre-application for a new mixed-use building including ground floor restaurant and a 2nd floor apartment.