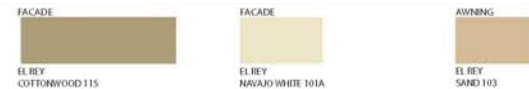




September 2024 Land Development Update Report

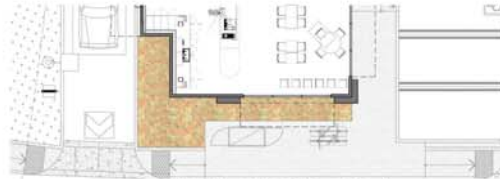


Conditional Use Permit 01-20: Domino's & Jersey Mike's





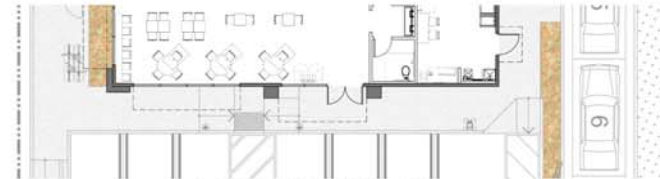
Conditional Use Permit 01-23: Starbucks West



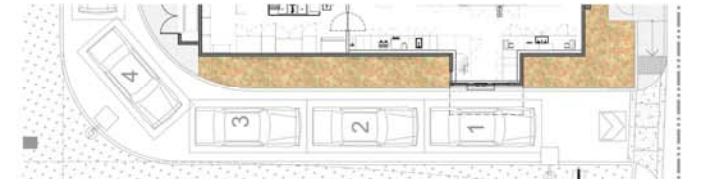
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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 GARDEN BRIDGE
4	ALUMINUM STONE/STONE BY ARCADIA GLASS CLEAR FLAT GLASS
5	METAL FINISH FRESH PAINTED STEEL
6	STANDING SEAM METAL ROOF FRESH PAINTED
7	STONE MOWER TYPE BOWDOEN 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 BRUSHED BRASS BRONZE LED 1/2" COLOR #11 BLACK BY LUMINA

PAINT COLORS	
1	PAINT COLOR: SWAINSONS WORLDLY GRAY BY SHERWIN-WILLIAMS
2	PAINT COLOR: SWAINSONS ANCHORAGE BY SHERWIN-WILLIAMS
3	PAINT COLOR: SWAINSONS FERRUGIN BLACK BY SHERWIN-WILLIAMS

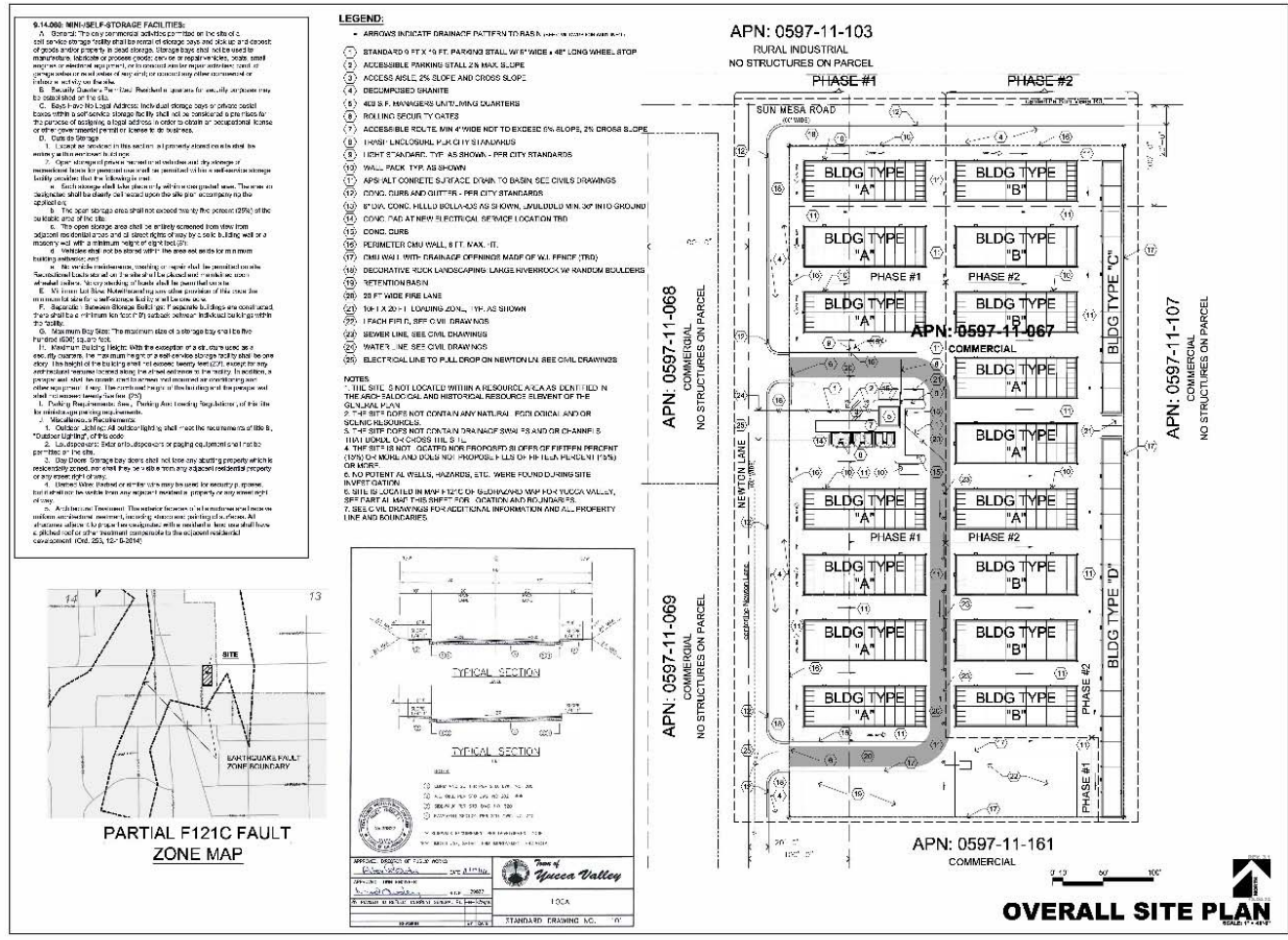
NOTE:
MANUFACTURER AND MODEL NUMBERS IDENTIFIED ABOVE
REFERENCED FOR DESIGN INTENT ONLY AND MAY BE
SUBSTITUTED BY AN EQUIVALENT ALTERNATE.



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

**Location: 4815
Newton Lane.**

APN 0597-111-67.



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

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

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 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

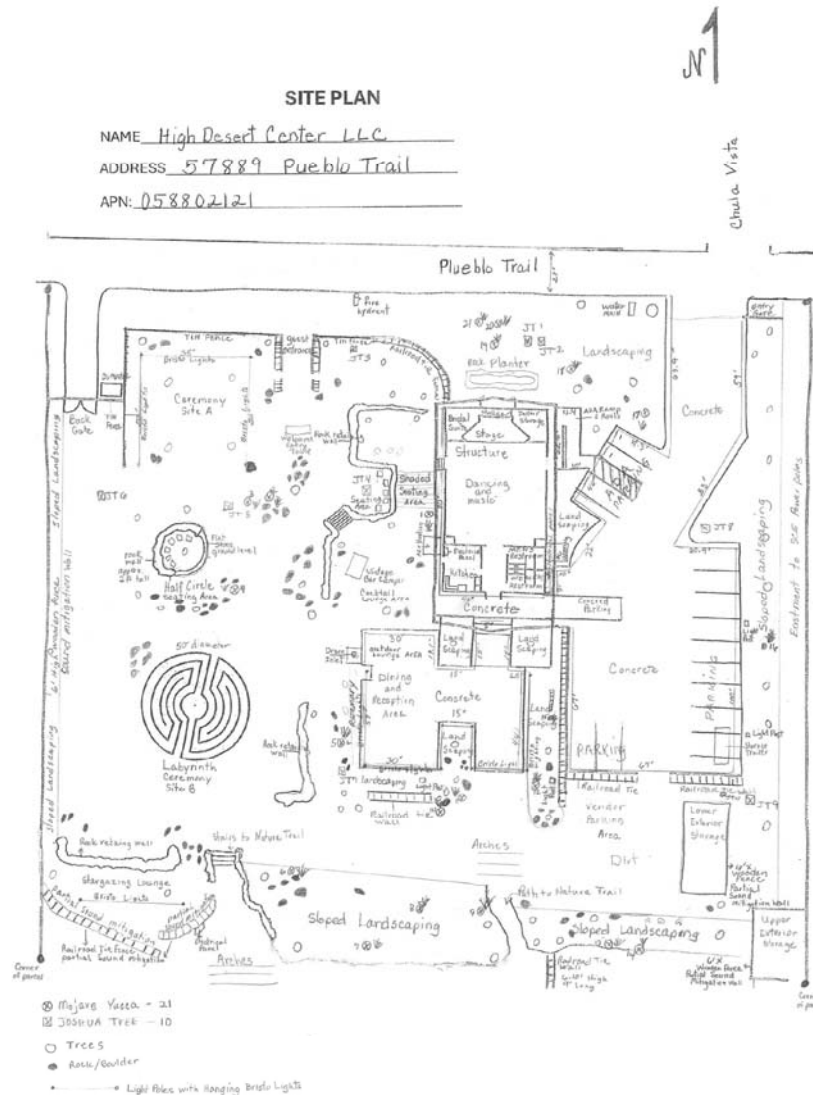


Conditional Use Permit 01-24: Tumbleweed Sanctuary

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.



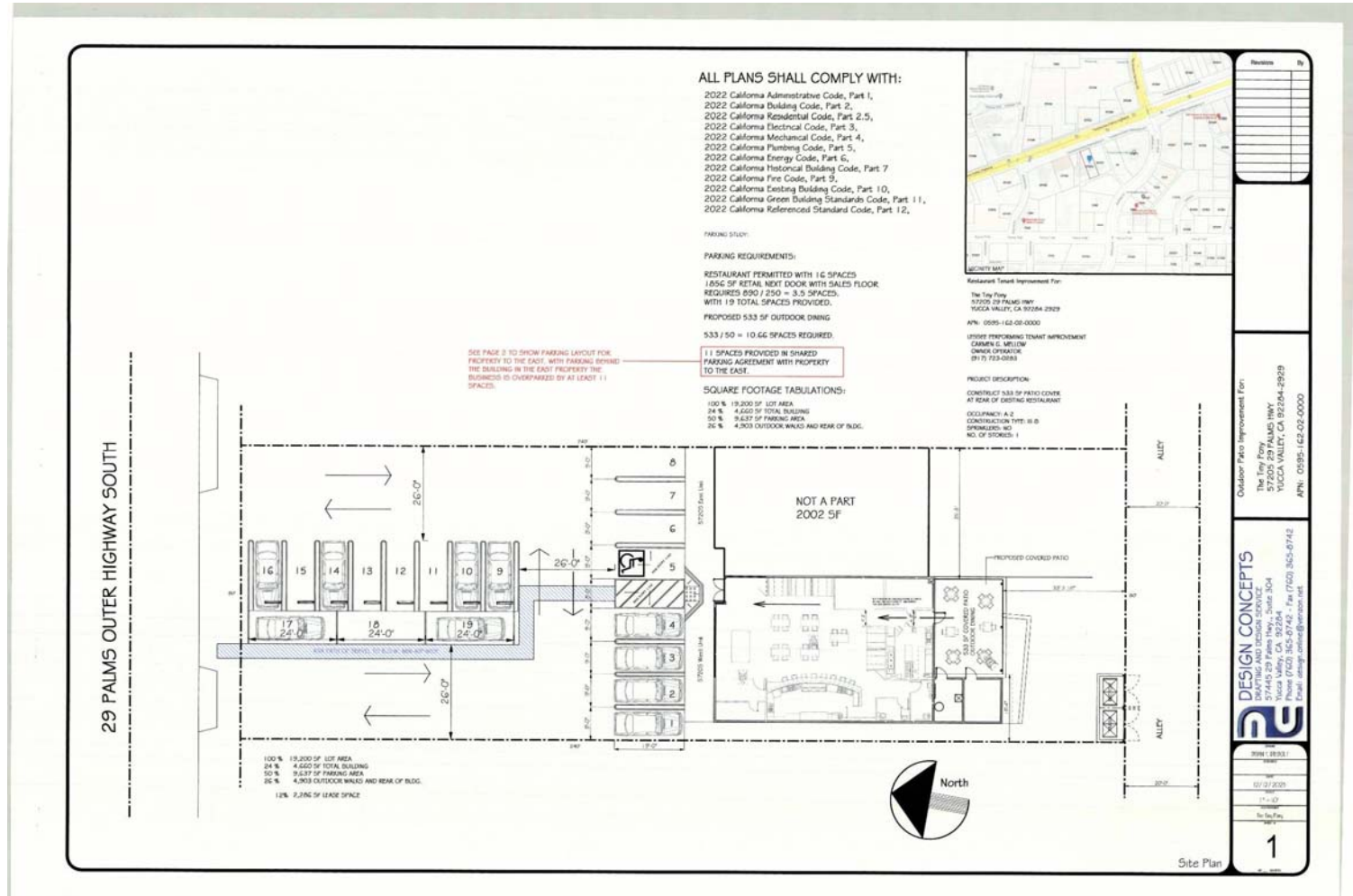
Not to Scale



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

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

APN 0595-162-02.



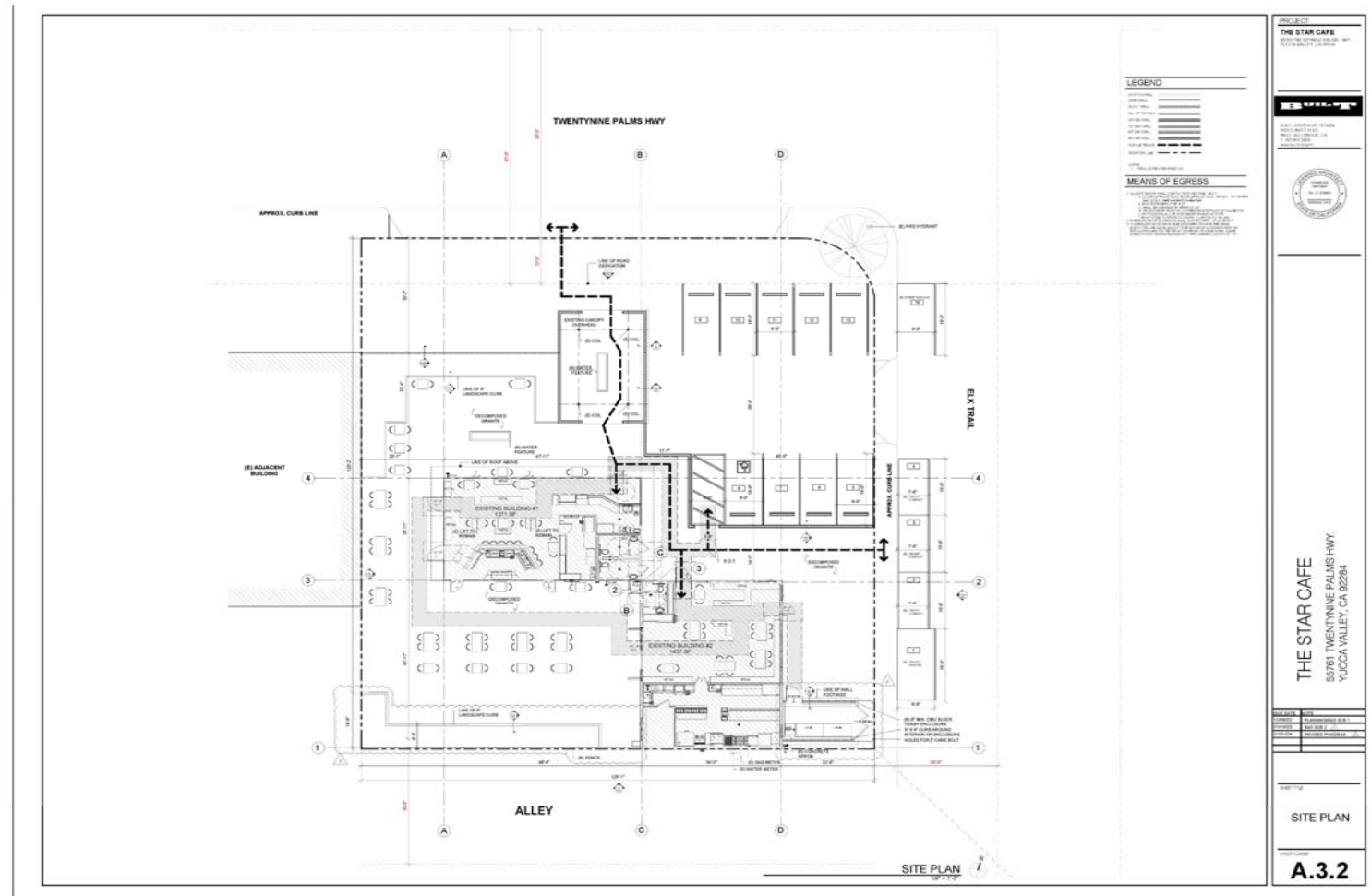
Project Description: The proposed project includes an outdoor patio with 533 square foot patio cover with 20 additional seats. The project has been approved by the Planning Commission. The project is current going through Engineering and Building & Safety review.



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

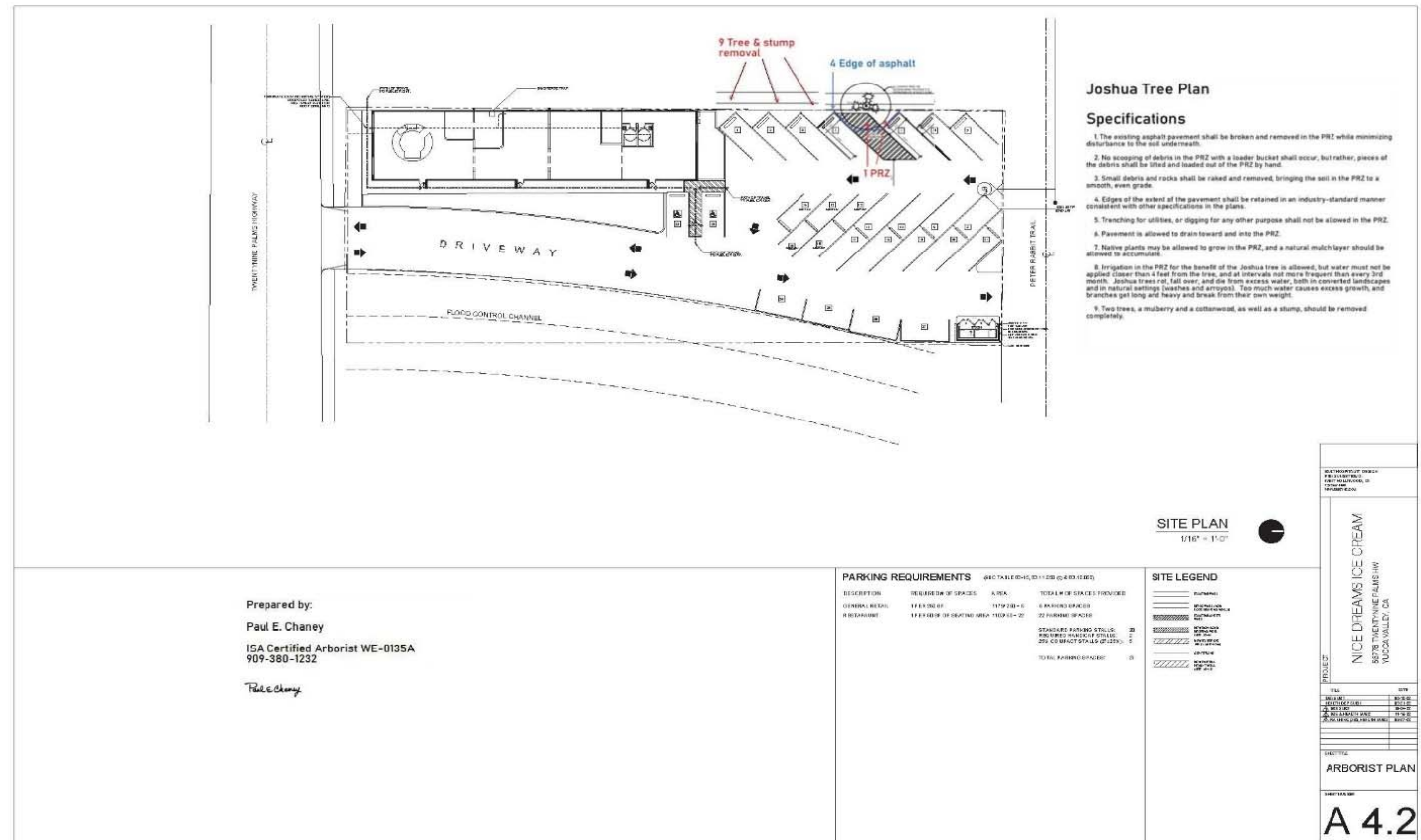




Site Plan Review 03-23: Nice Dream Ices

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

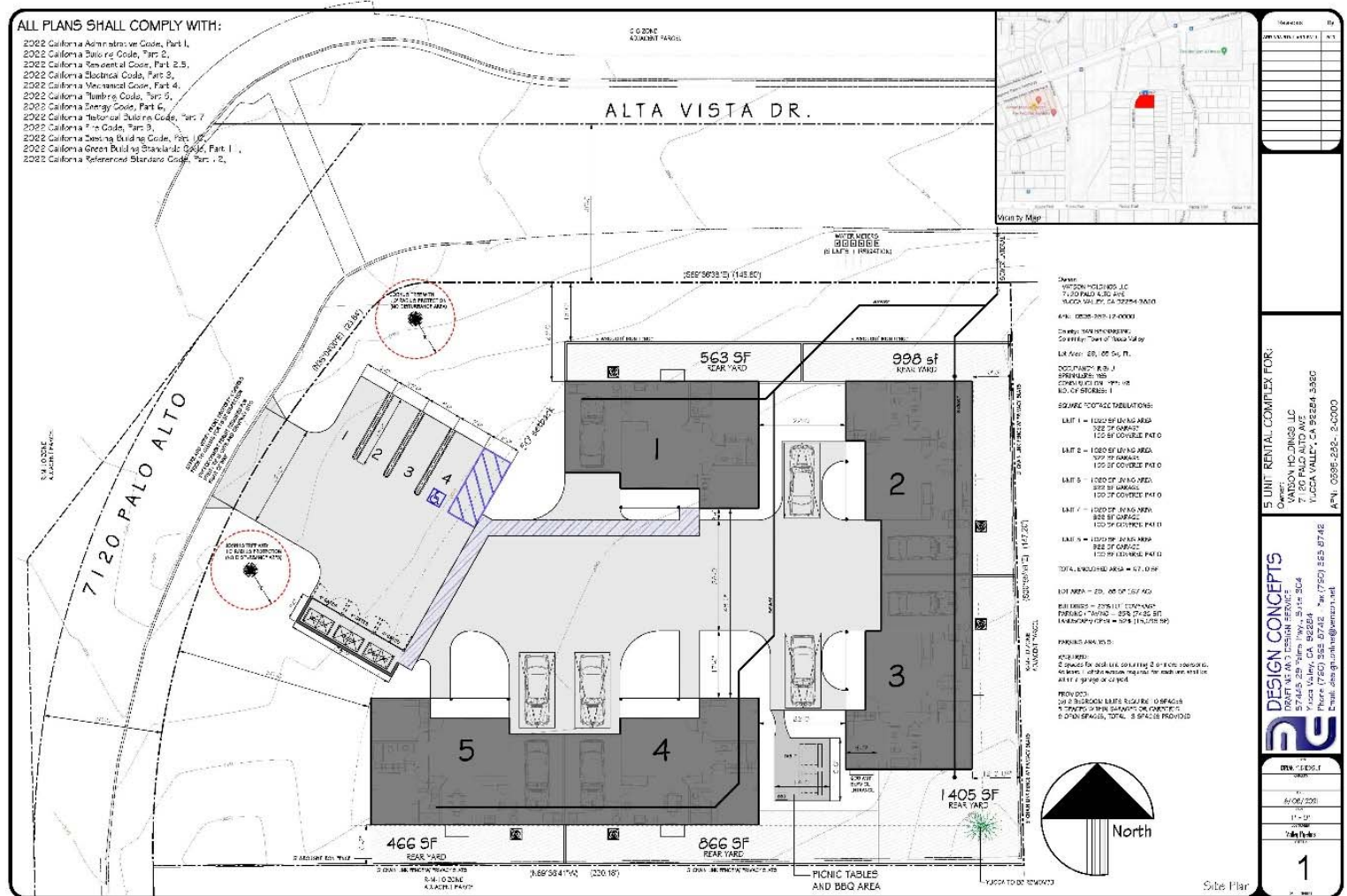




Site Plan Review 05-23: 7120 Palo Alto 5-Plex

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

APN: 0595-282-12.

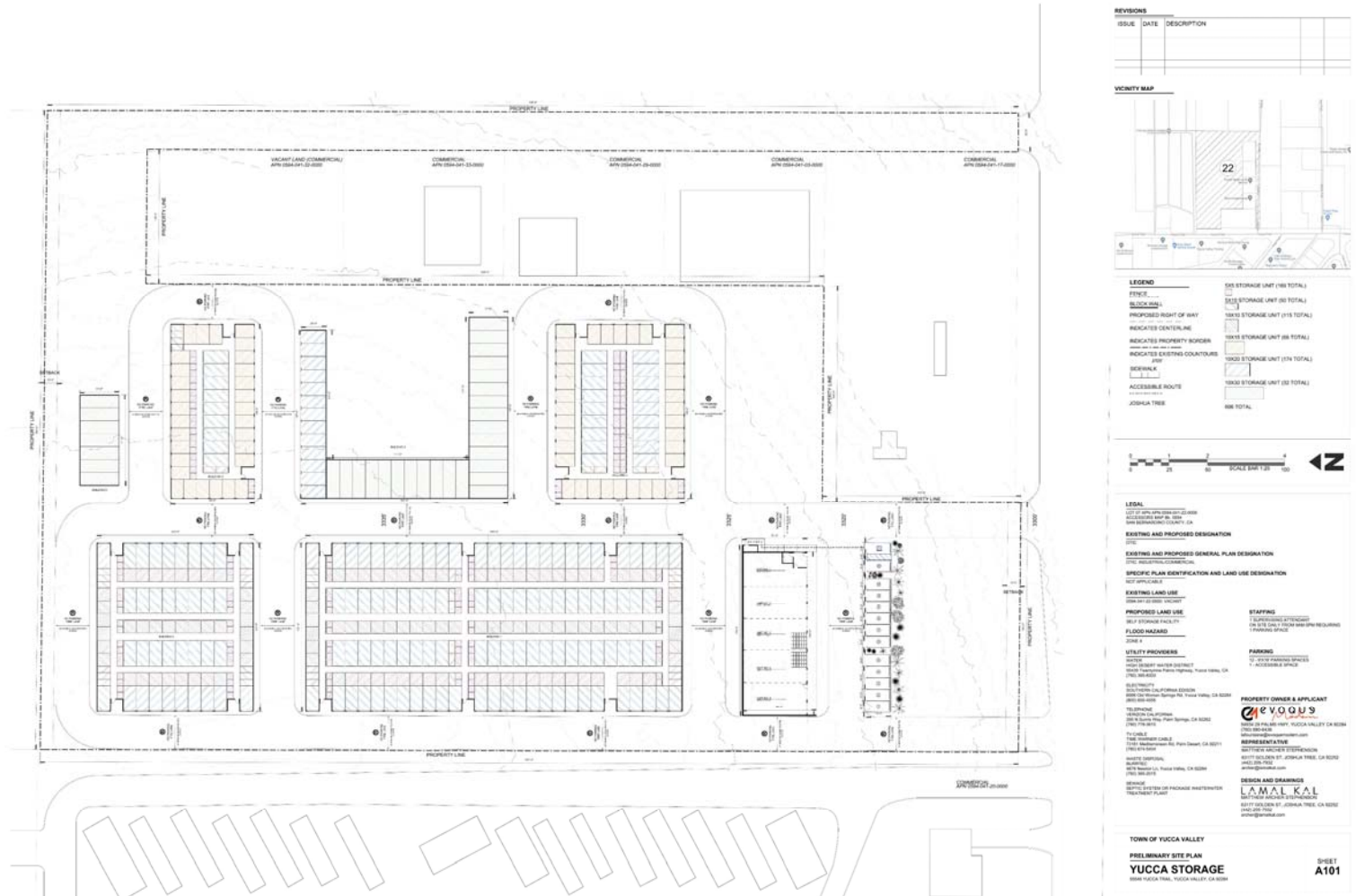




Site Plan Review 01-24: 55546 Yucca Trail Mini-Storage Facility

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

APN: 0594-041-22.

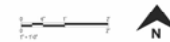
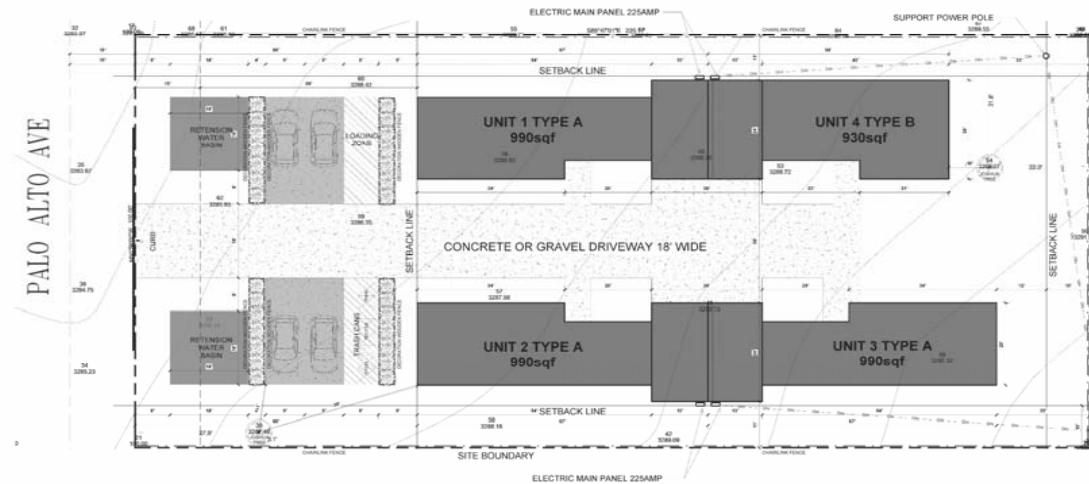




Site Plan Review 02-24: 7251 Palo Alto 4-Plex

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

APN: 0595-282-03.



PLANT DISPOSAL
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 & ACCESSIBLE 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). LAND NOTES 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.

WATER BASIN
NEW COVERED BUILDINGS: 5,136 SQ.FT. FORMULA: $VA \times SCFA$ V=SQ. FOOT OF BUILDINGS V=5,136 V=5,136
WATER BASIN: $2 \times (19' \times 18') \times 3' = 2154 \text{ M}^3$
EROSION CONTROL
SEE ATTACHED 11X17 EROSION CONTROL SHEET. DIBDI BY #S 5.5.7

LEGEND	
	STREET CENTERLINES
	PROPERTY LINE
	SETBACK
	OVERHEAD POWER LINES
	EASEMENT LINES
	CURB
	CHAIN LINK FENCE
	DECORATION WOODEN FENCE
	JOSHUA TREE
	SUPPORT POWER POLE

TOMASZ WISNIEWSKI
 5323 Nalley St
 Yucca Valley CA 92284
 Phone: 923302090

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'

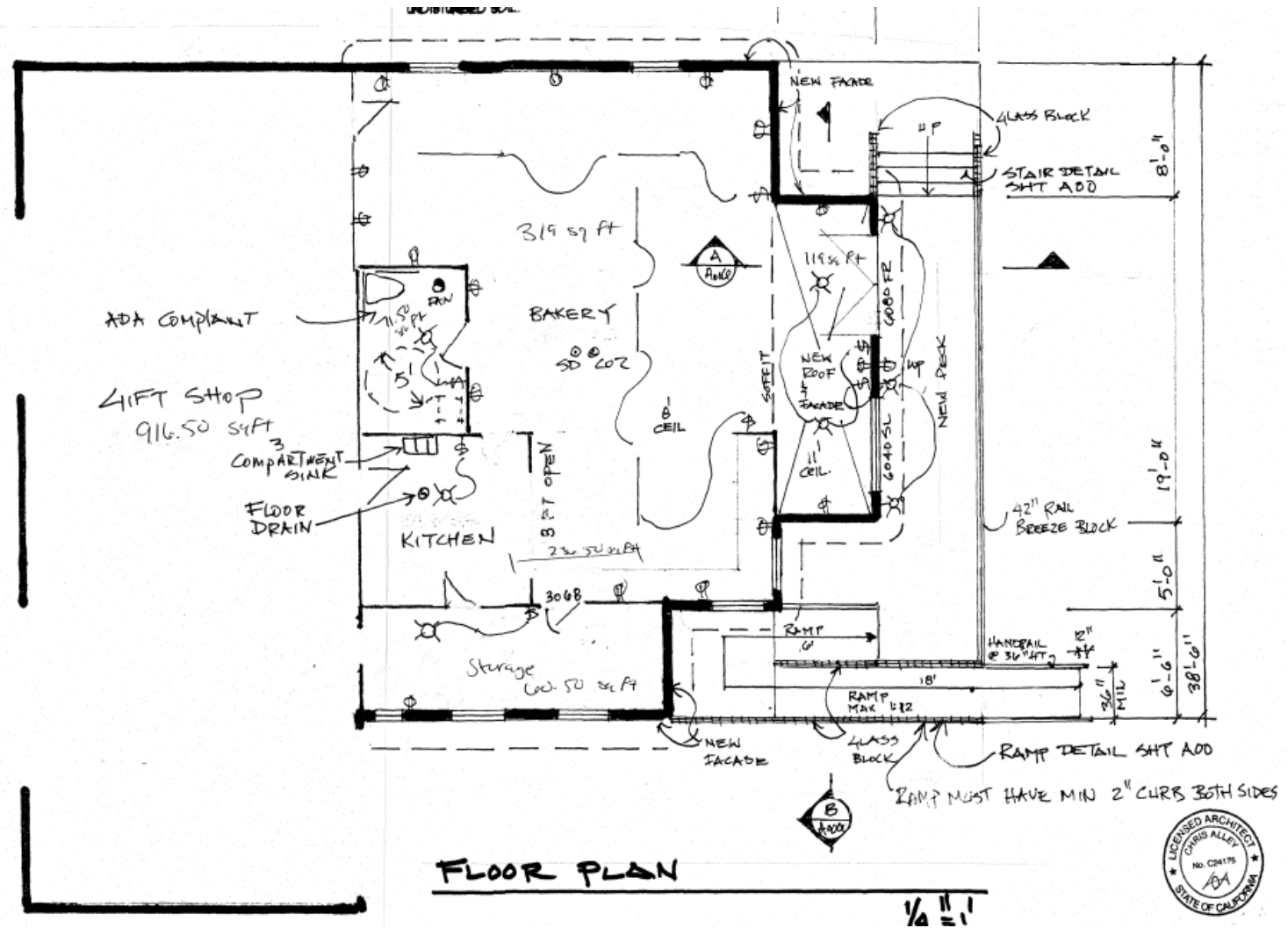
Project Description: Construction of a 4-unit multi-family residential apartment building with landscaping and off-site road and sidewalk improvements. Project was approved at the Planning Commission meeting of November 12th.



Site Plan Review 03-24: 7344 Wamego Trail

Location: 7344
Wamego Trail, Yucca
Valley, CA 92284.

APN: 0586-331-03



Project Description: Proposed conversion of property from business office to gift shop, bakery, and coffee bar. Applicant currently working on revisions and scheduled to resubmit on October 2.



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

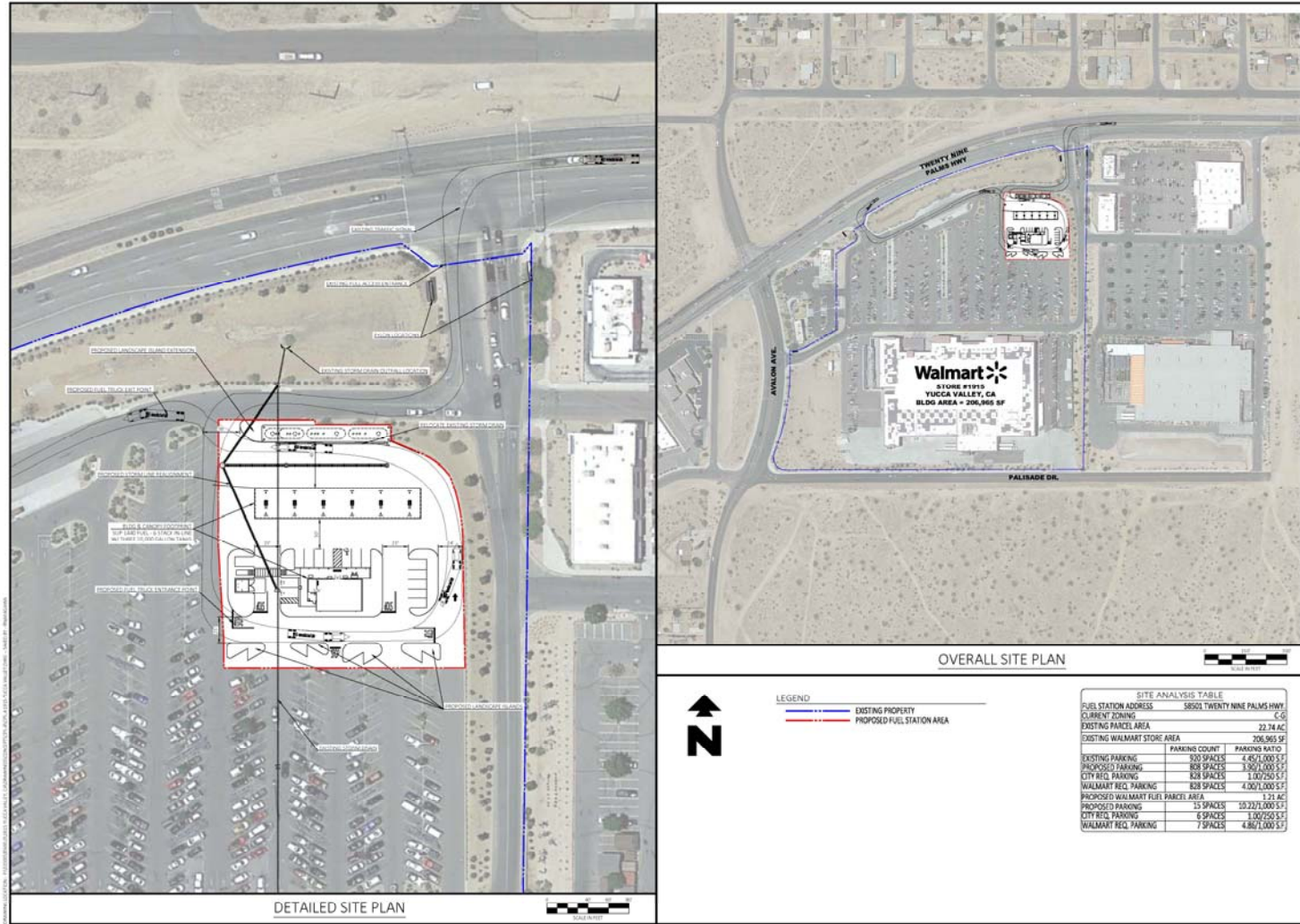
- Super Walmart Fueling Station
- Yucca Valley Materials Lab
- Skyline Ranch Road Propane Distribution
- Danmark Development Subdivision
- Joshua Springs Gymnasium
- La Palapa Renovation and Expansion
- Yucca Bowl Outdoor Patio and Bar
- Old Woman Springs Brewery
- Tumbleweed Sanctuary Wedding Venue



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: 303.733.8600
 WWW.KIMLEYHORN.COM

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

PRELIMINARY
 NOT FOR
 CONSTRUCTION

APPROVED BY (CLIENT):
 PROJECT MANAGER:
 DESIGNER:
 DATE:
 SCALE:
 SHEET NO. 06-10

DATE PLOTTED:
 PLOTTED BY (OWNER/CLIENT/PUBLIC/OTHER):
CONCEPTUAL SITE PLAN
 SHEET NUMBER:
CP-5.4

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

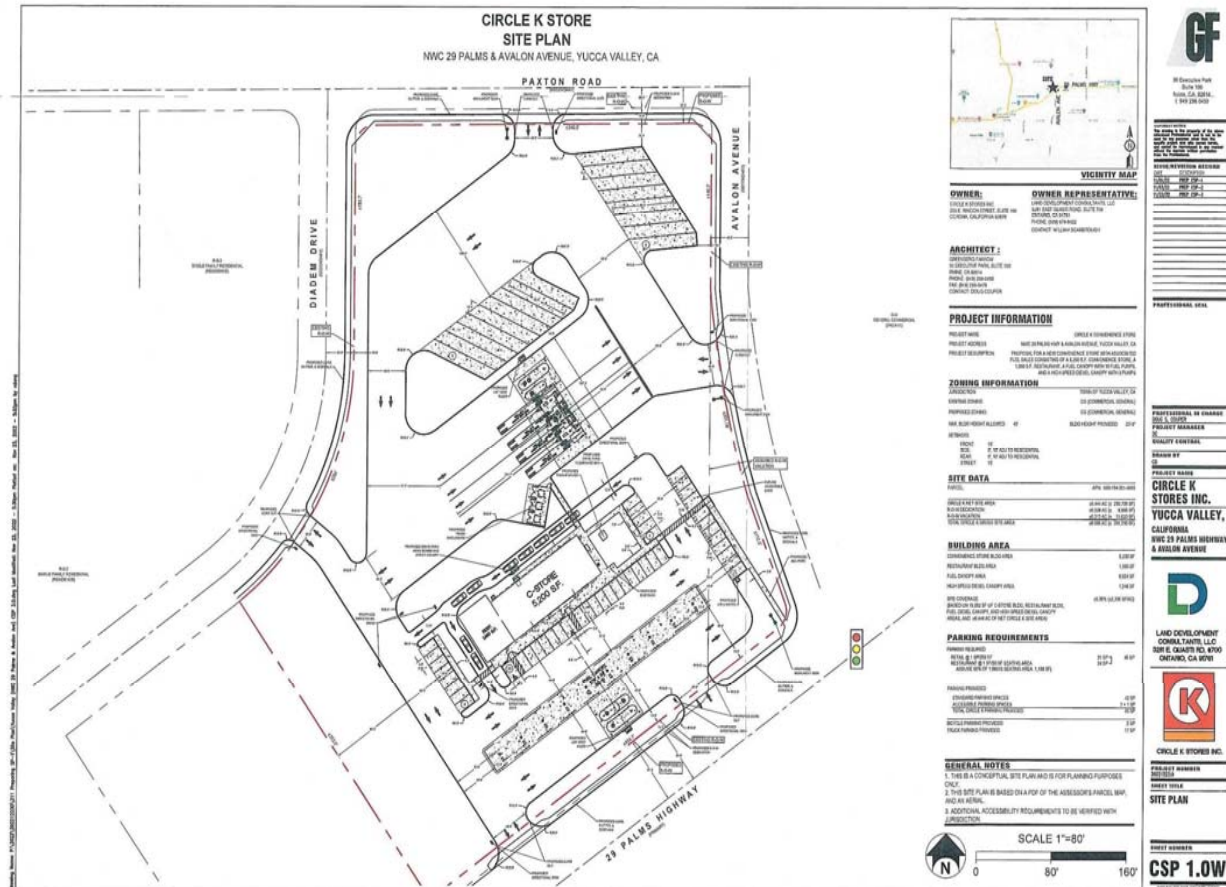


Pre-Application 01-23: Circle K Fuel Station

Location:

Northwest corner of Twentynine Palms Highway and Avalon Avenue.

APN: 0601-543-01.



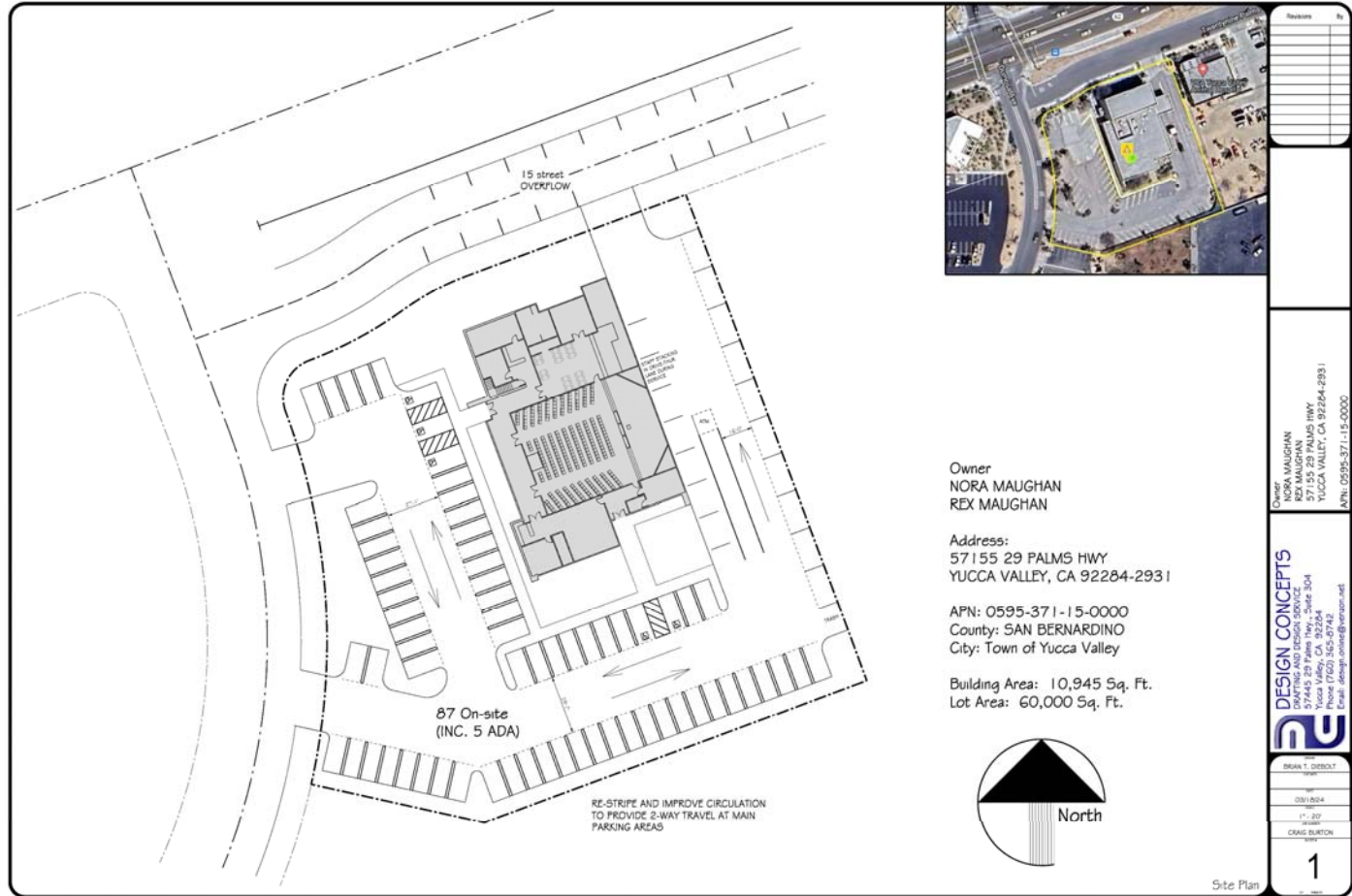
Project Description: Construction of a fueling station with 10 fuel dispensers, quick serve restaurant and 5,200 square foot convenience store. The preliminary site plan illustrates a drive-thru, 45 parking spaces, 17 additional semi-truck parking spaces, and diesel truck fueling.



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

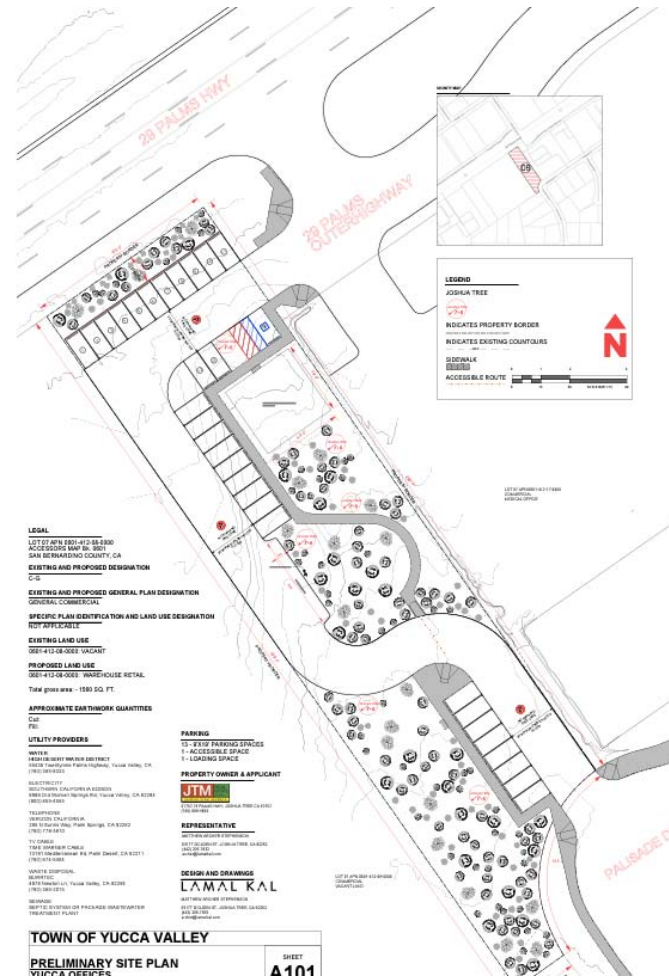


Project Description: 980 square foot freestanding coffee shop with drive thru with access being provided through adjacent parcels.



Pre-Application 05-24: Huynh Commercial Retail

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

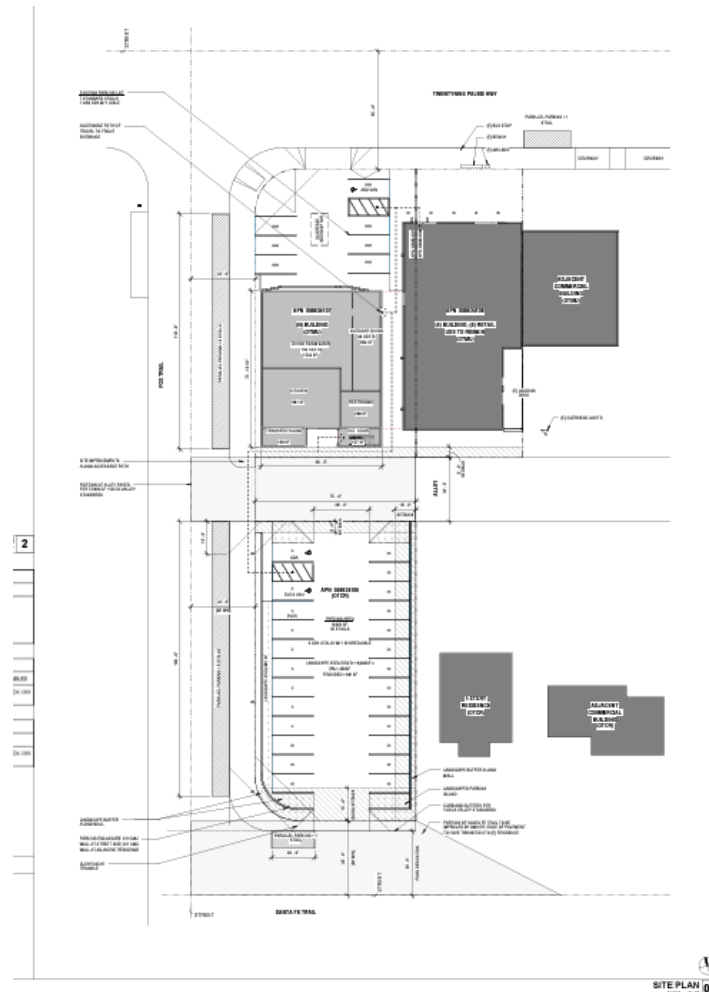


Project Description: Pre-application for a 1,560 SF retail unit, including sale of home goods, furniture, and lighting.



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.