



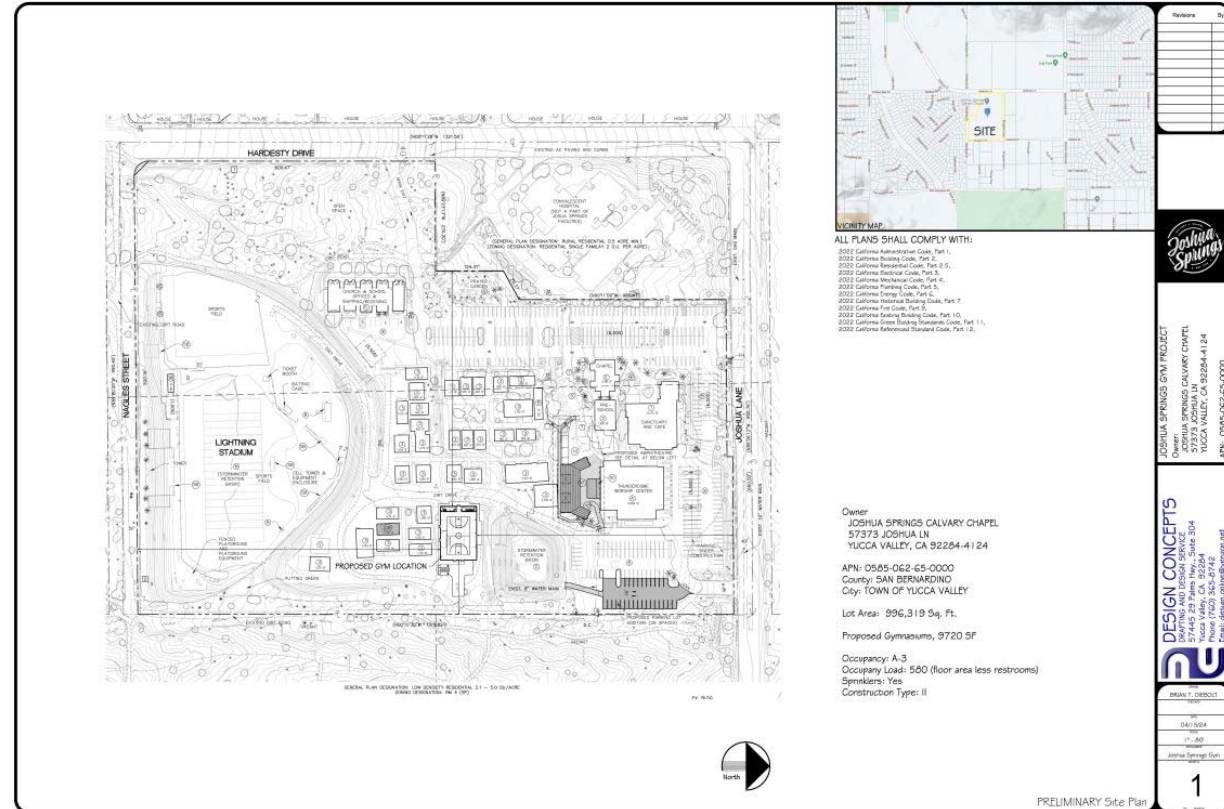
December 2024 Land Development Update Report



Conditional Use Permit Amendment 05-95: Joshua Springs Gymnasium

Location: 57373 Joshua Lane.

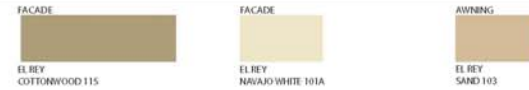
APN 0585-062-65.



Project Description: Construction of a new 9,720 square foot gymnasium for Joshua Springs Calvary Chapel. The proposed project is designed to accommodate existing students and is not anticipated to add increase usage of the project site. Completeness review provided to applicant on November 21, 2024. Applicant revising location of proposed structure.

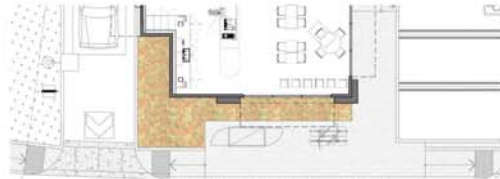


Conditional Use Permit 01-20: Domino's & Jersey Mike's





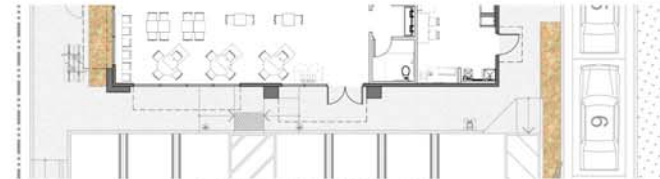
Conditional Use Permit 01-23: Starbucks West



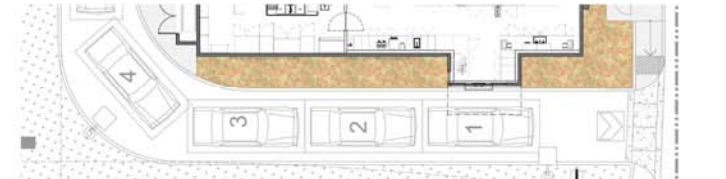
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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 BY ARCADIA GLASS CLEAR FLAT GLASS
4	METAL FINISH FRESH PAINTED STEEL
5	STANDING SEAM METAL ROOF FRESH PAINTED
6	STONE MOWER TYPE BOWDOLEFFSTONE BY EL DORADO STONE
7	CORTINA 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" COLOR #1 BLACK BY LUMINA
PAINT COLORS	
1	PAINT COLOR (SW)65 WORLDLY GRAY BY SHERWIN-WILLIAMS
2	PAINT COLOR (SW)68 ANCHORAGE BY SHERWIN-WILLIAMS
3	PAINT COLOR (SW)68 INFERNO BLACK BY SHERWIN-WILLIAMS

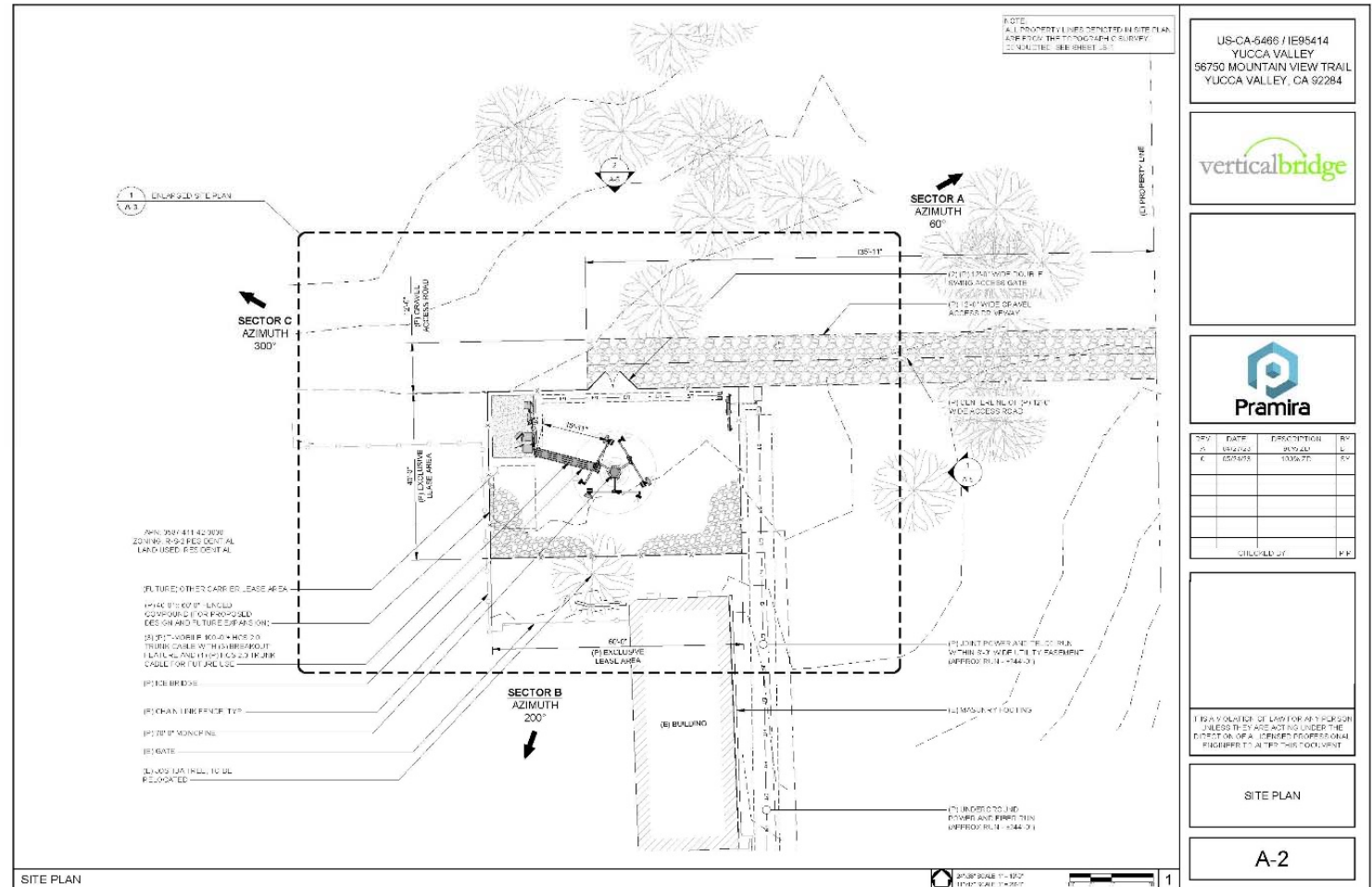
NOTE:
MANUFACTURER AND MODEL NUMBERS IDENTIFIED ABOVE
REFERENCED FOR DESIGN INTENT ONLY AND MAY BE
SUBSTITUTED BY AN EQUIVALENT ALTERNATE.



Conditional Use Permit 03-23: Vertical Bridge Monopine

Location: 56750
Mountain View Trail

APN 0587-411-42.



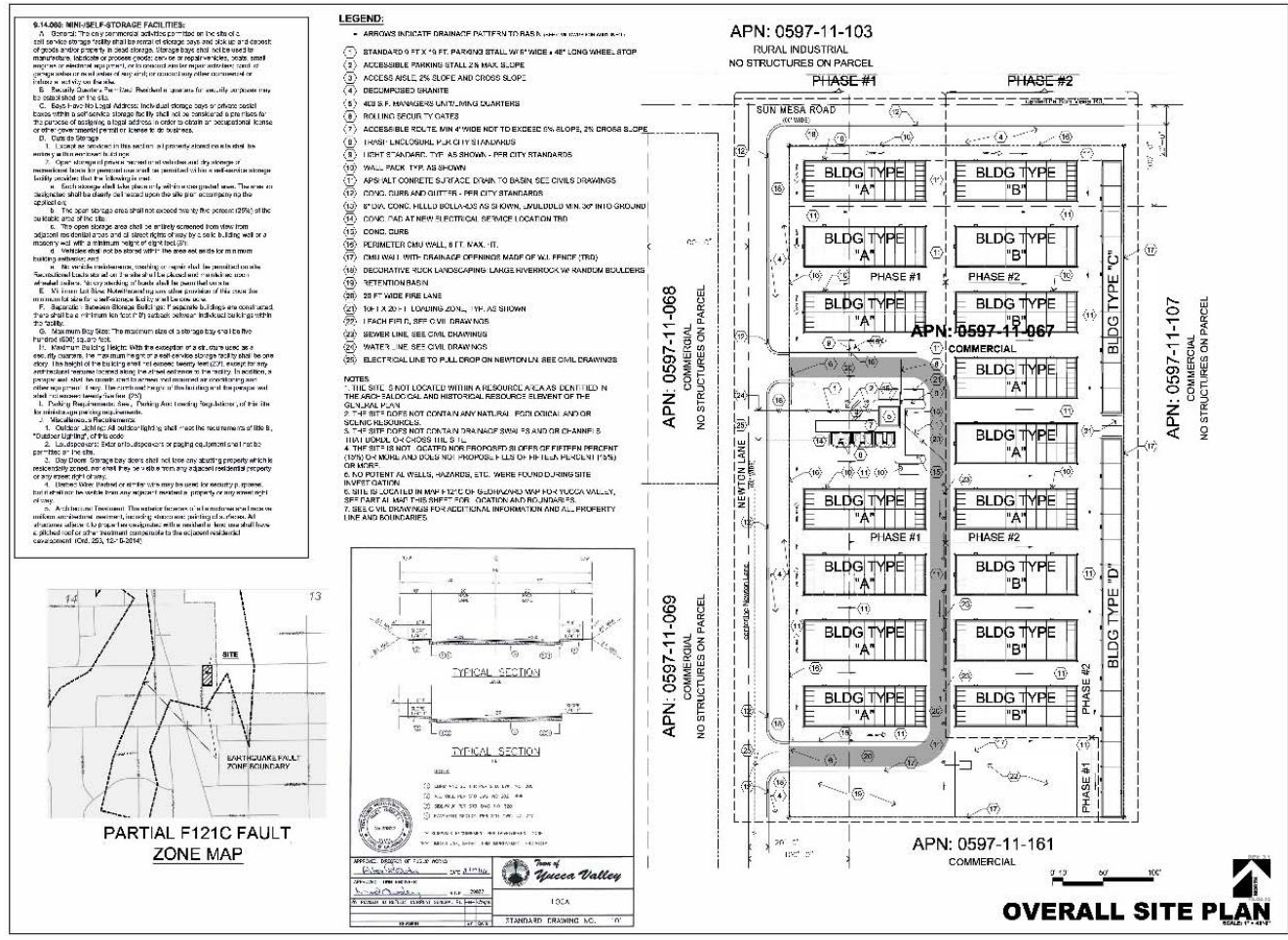
Project Description: Construction of a 70' tall monopine with wireless installation and associated hardware within a 40'x60' fenced leased area. The facility is proposed to be unmanned. The proposed project is pending Planning Commission hearing. CEQA review begins when special studies have been submitted.



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

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

DR2 Enterprise

PROJECT LEAD:
ROB BILLINGS
SUN MESA ROAD
YUCCA VALLEY, CA

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. 100% CONCRETE FLOORING	2. 100% CONCRETE FLOORING	3. 100% CONCRETE FLOORING	4. 100% CONCRETE FLOORING
5. 100% CONCRETE FLOORING	6. 100% CONCRETE FLOORING	7. 100% CONCRETE FLOORING	8. 100% CONCRETE FLOORING
9. 100% CONCRETE FLOORING	10. 100% CONCRETE FLOORING	11. 100% CONCRETE FLOORING	12. 100% CONCRETE FLOORING
13. 100% CONCRETE FLOORING	14. 100% CONCRETE FLOORING	15. 100% CONCRETE FLOORING	16. 100% CONCRETE FLOORING
17. 100% CONCRETE FLOORING	18. 100% CONCRETE FLOORING	19. 100% CONCRETE FLOORING	20. 100% CONCRETE FLOORING
21. 100% CONCRETE FLOORING	22. 100% CONCRETE FLOORING	23. 100% CONCRETE FLOORING	24. 100% CONCRETE FLOORING
25. 100% CONCRETE FLOORING	26. 100% CONCRETE FLOORING	27. 100% CONCRETE FLOORING	28. 100% CONCRETE FLOORING
29. 100% CONCRETE FLOORING	30. 100% CONCRETE FLOORING	31. 100% CONCRETE FLOORING	32. 100% CONCRETE FLOORING
33. 100% CONCRETE FLOORING	34. 100% CONCRETE FLOORING	35. 100% CONCRETE FLOORING	36. 100% CONCRETE FLOORING
37. 100% CONCRETE FLOORING	38. 100% CONCRETE FLOORING	39. 100% CONCRETE FLOORING	40. 100% CONCRETE FLOORING
41. 100% CONCRETE FLOORING	42. 100% CONCRETE FLOORING	43. 100% CONCRETE FLOORING	44. 100% CONCRETE FLOORING
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89. 100% CONCRETE FLOORING	90. 100% CONCRETE FLOORING	91. 100% CONCRETE FLOORING	92. 100% CONCRETE FLOORING
93. 100% CONCRETE FLOORING	94. 100% CONCRETE FLOORING	95. 100% CONCRETE FLOORING	96. 100% CONCRETE FLOORING
97. 100% CONCRETE FLOORING	98. 100% CONCRETE FLOORING	99. 100% CONCRETE FLOORING	100. 100% CONCRETE FLOORING

HEALTH DEPARTMENT NOTES

1. ALL FOOD PREP AREAS MUST BE EQUIPPED WITH A HANDWASHING STATION.
2. ALL FOOD PREP AREAS MUST BE EQUIPPED WITH A HOT WATER TAP.
3. ALL FOOD PREP AREAS MUST BE EQUIPPED WITH A HOT WATER TAP.
4. ALL FOOD PREP AREAS MUST BE EQUIPPED WITH A HOT WATER TAP.
5. ALL FOOD PREP AREAS MUST BE EQUIPPED WITH A HOT WATER TAP.
6. ALL FOOD PREP AREAS MUST BE EQUIPPED WITH A HOT WATER TAP.
7. ALL FOOD PREP AREAS MUST BE EQUIPPED WITH A HOT WATER TAP.
8. ALL FOOD PREP AREAS MUST BE EQUIPPED WITH A HOT WATER TAP.
9. ALL FOOD PREP AREAS MUST BE EQUIPPED WITH A HOT WATER TAP.
10. ALL FOOD PREP AREAS MUST BE EQUIPPED WITH A HOT WATER TAP.

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

16 8 4

OF SHEETS

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.



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 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 BALUSTIA METEOR

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**

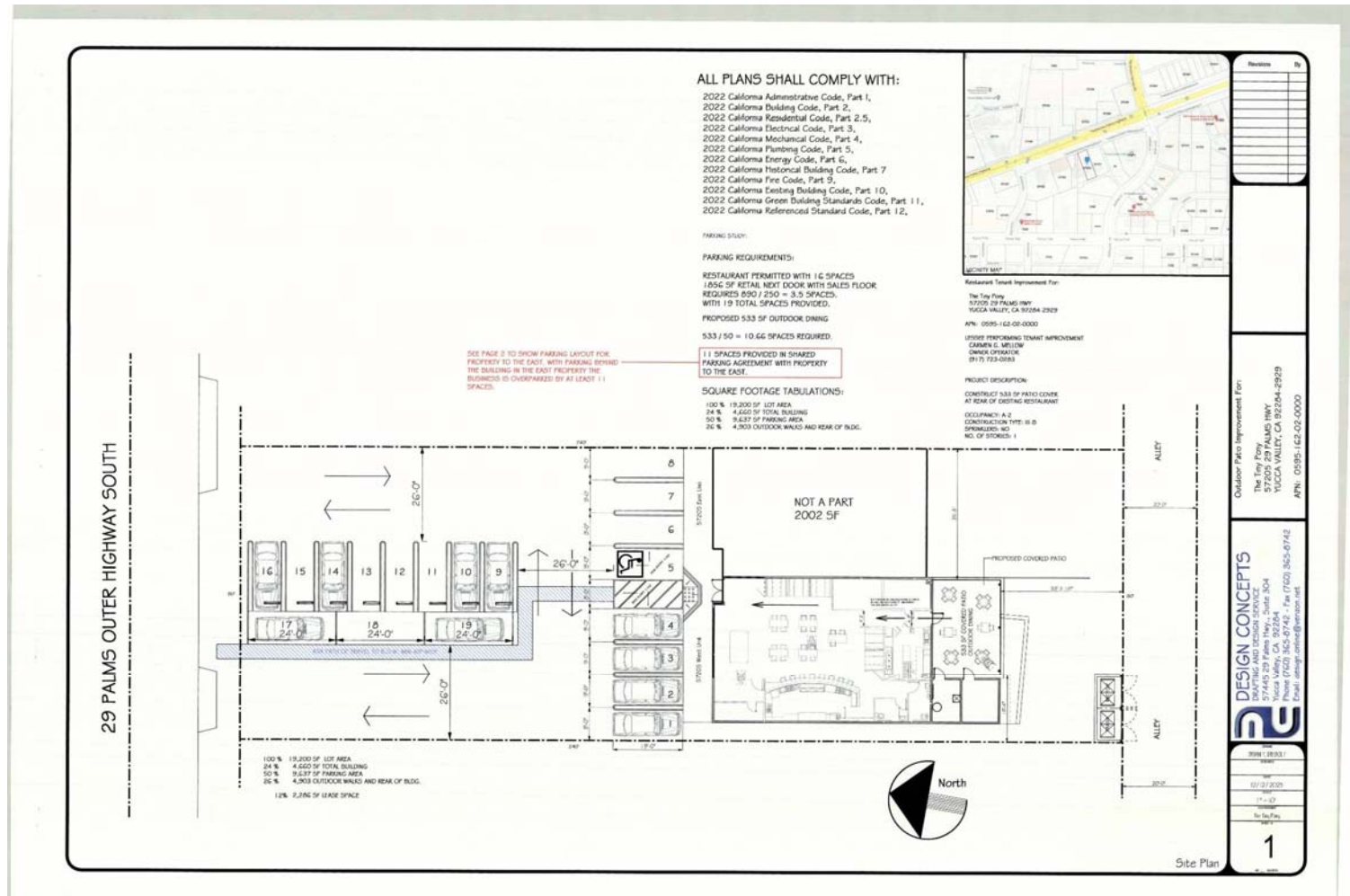
OF SHEETS



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

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

APN 0595-162-02.



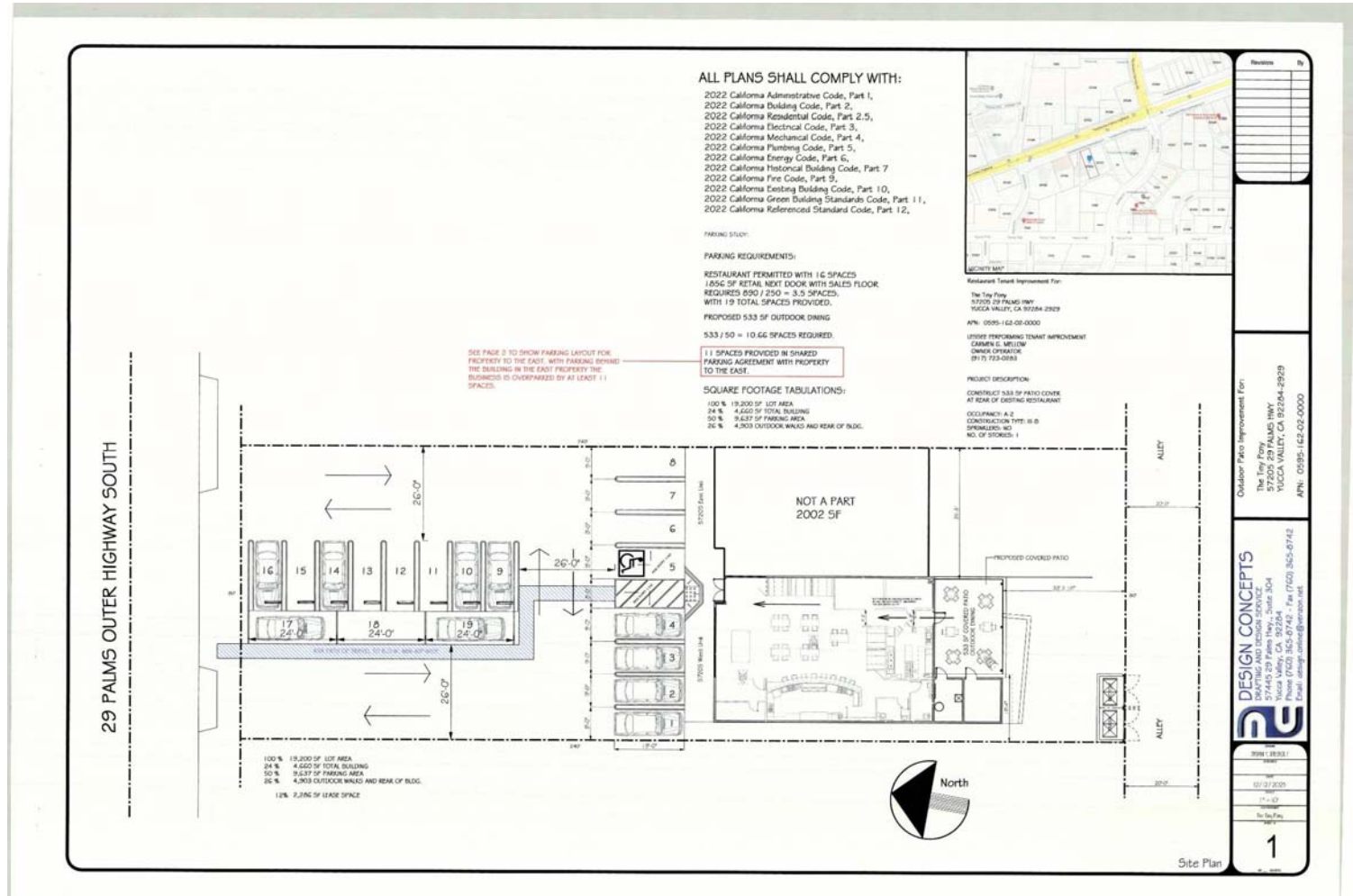
Project Description: The proposed project includes an outdoor patio with 533 square foot patio cover with 20 additional seats. The project has been approved by the Planning Commission. The project is current in Engineering and Building & Safety review.



Land Use Compliance Review 02-24: Las Palmas Outdoor Patio

Location: 57246
 Twentynine Palms
 Highway, Yucca Valley,
 CA 92284.

APN 0595-371-38.



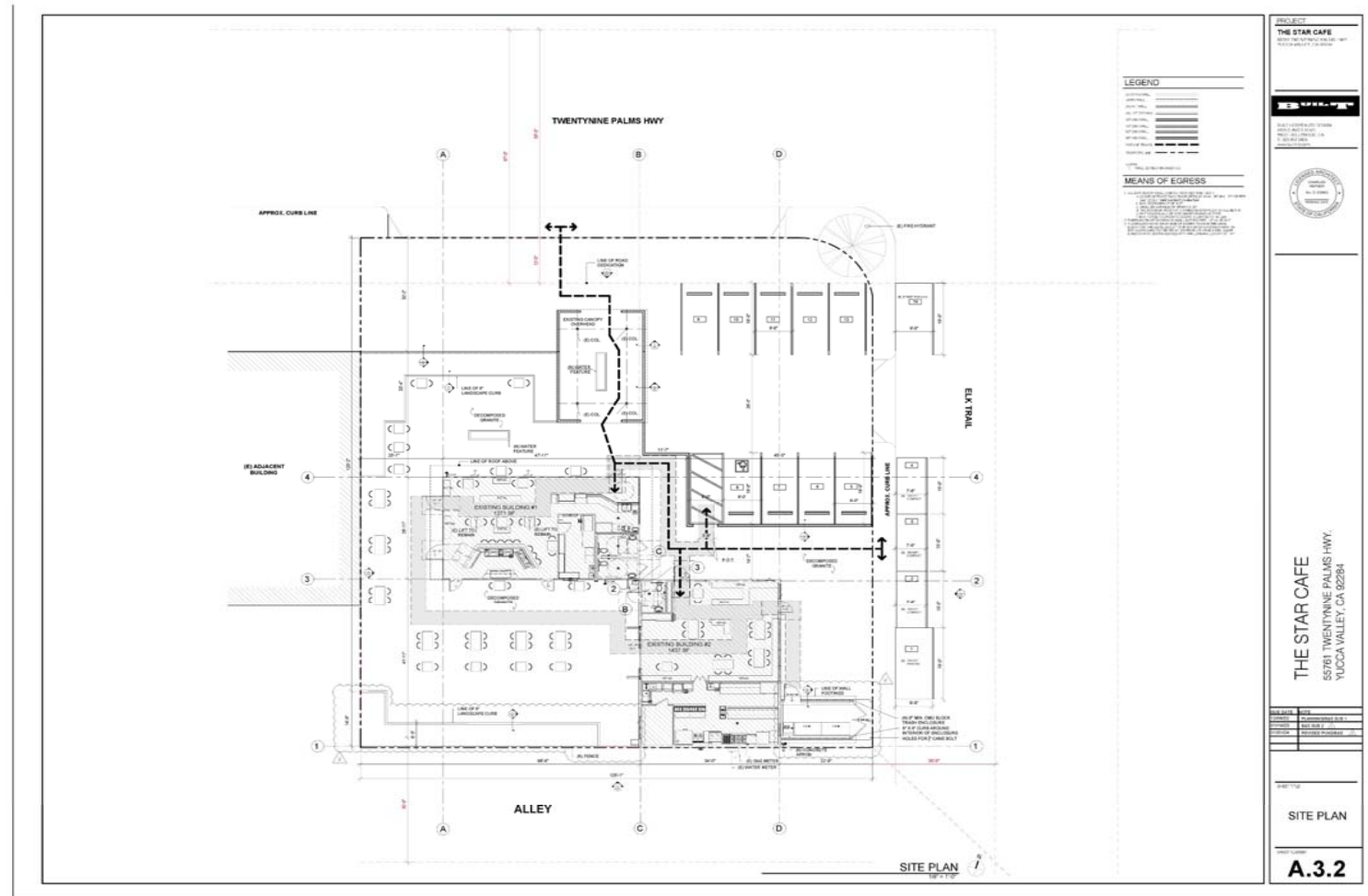
Project Description: The proposed project includes a 1,075 square foot outdoor patio and 339 square feet of outdoor waiting area. Completeness review was provided to the applicant on July 9, 2024.



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 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

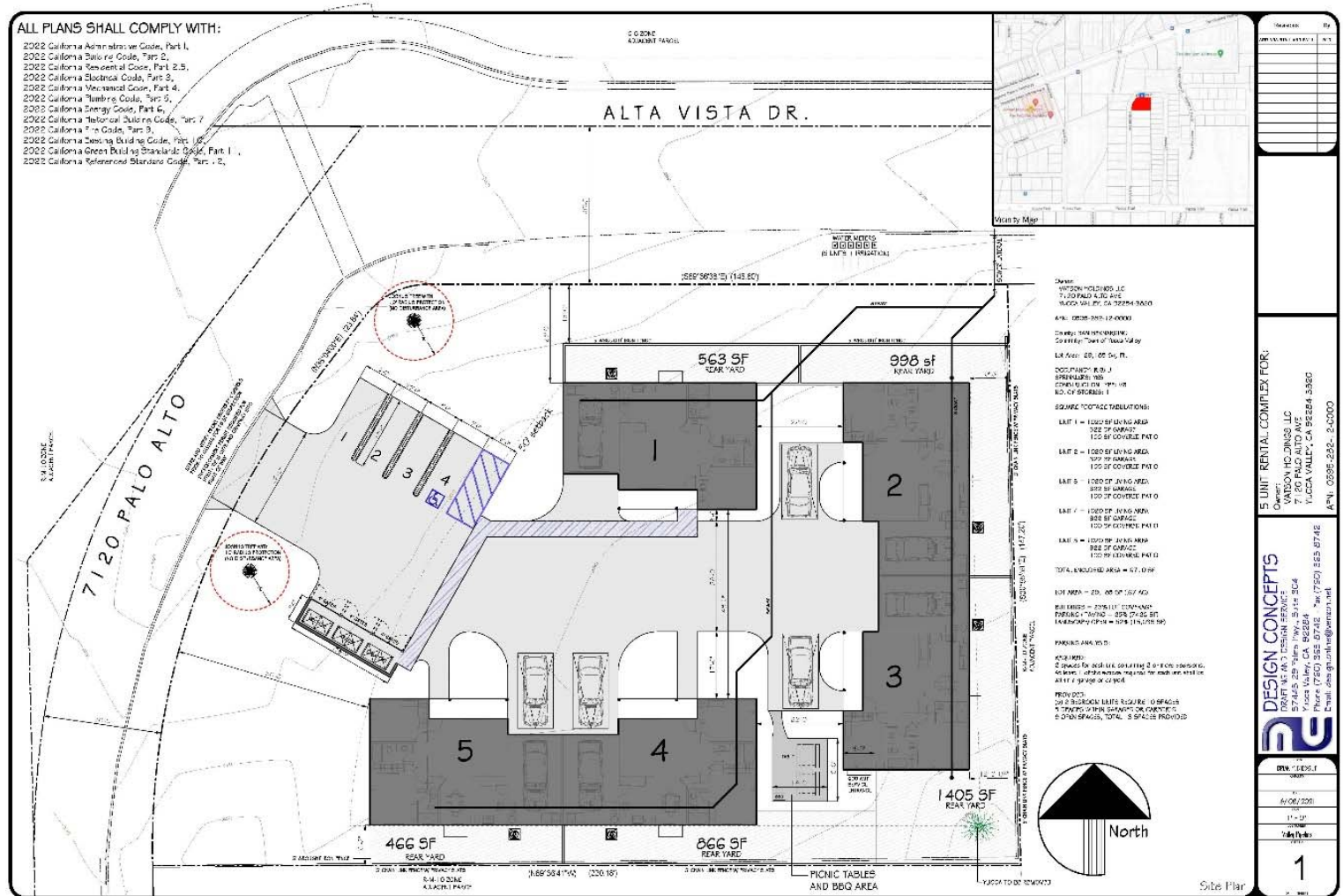




Site Plan Review 05-23: 7120 Palo Alto 5-Plex

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

APN: 0595-282-12.



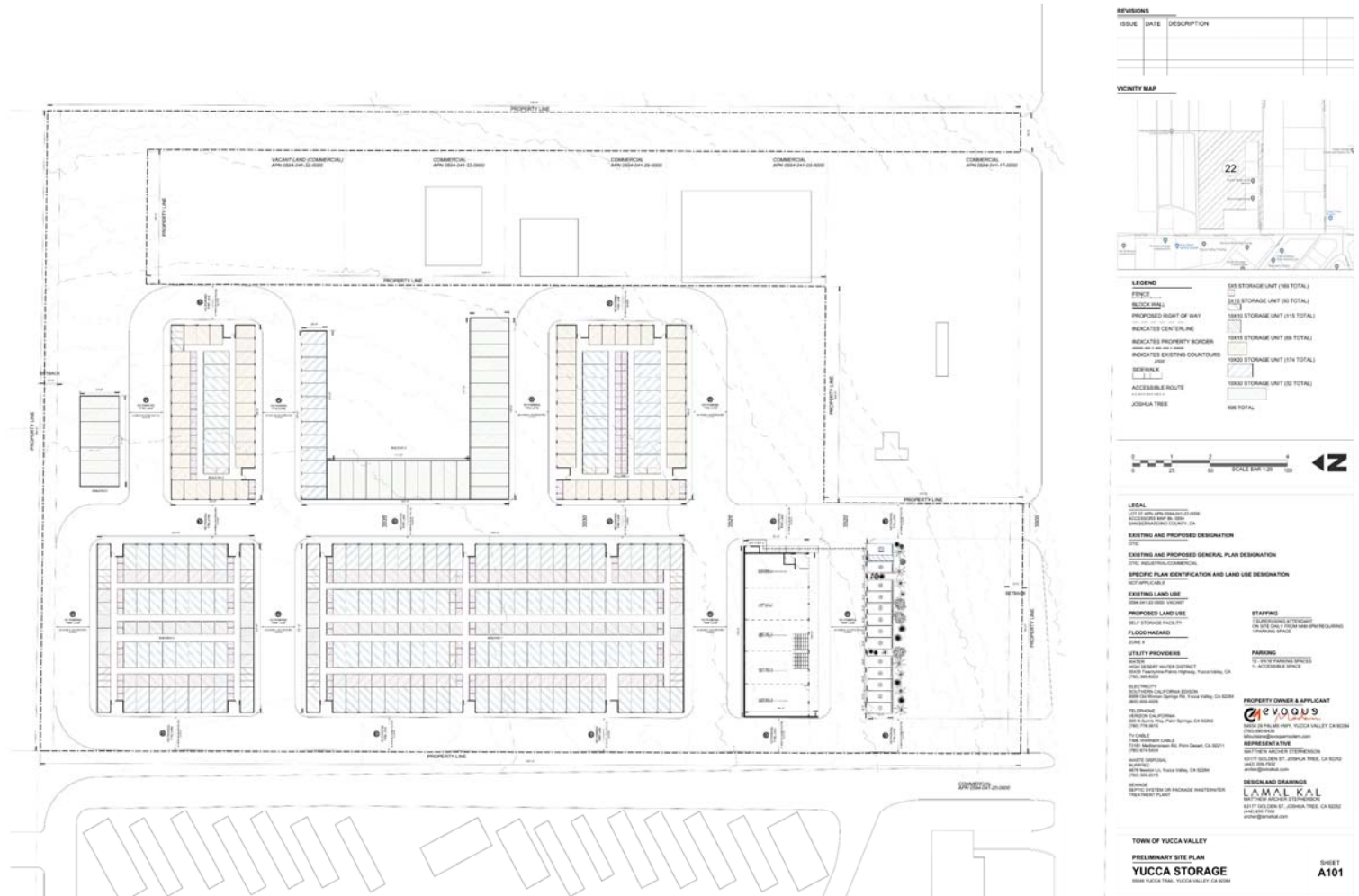
Project Description: Construction of a 5-unit multi-family residential apartment building with landscape and off-site road and sidewalk improvements. The project has recently completed construction and is operational.



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

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

APN: 0594-041-22.



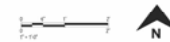
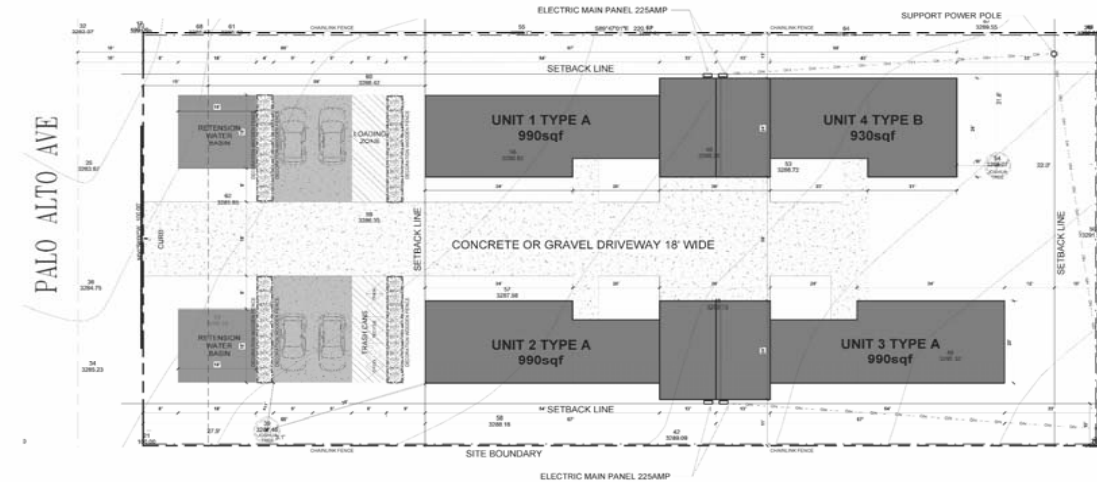
Project Description: Construction of a 606 unit self-storage facility with an additional 5 warehouse storage buildings with landscaping and off-site road and sidewalk improvements. Applicant is preparing environmental studies and updating plans.



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

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

APN: 0595-282-03.



<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=26.88</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 TREES ○ 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. DIBDI BY #S 5.5.7</p>	

TOMASZ WISNIEWSKI
 5323 Nalley St
 Yucca Valley CA 92284
 Phone: 923302092

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'

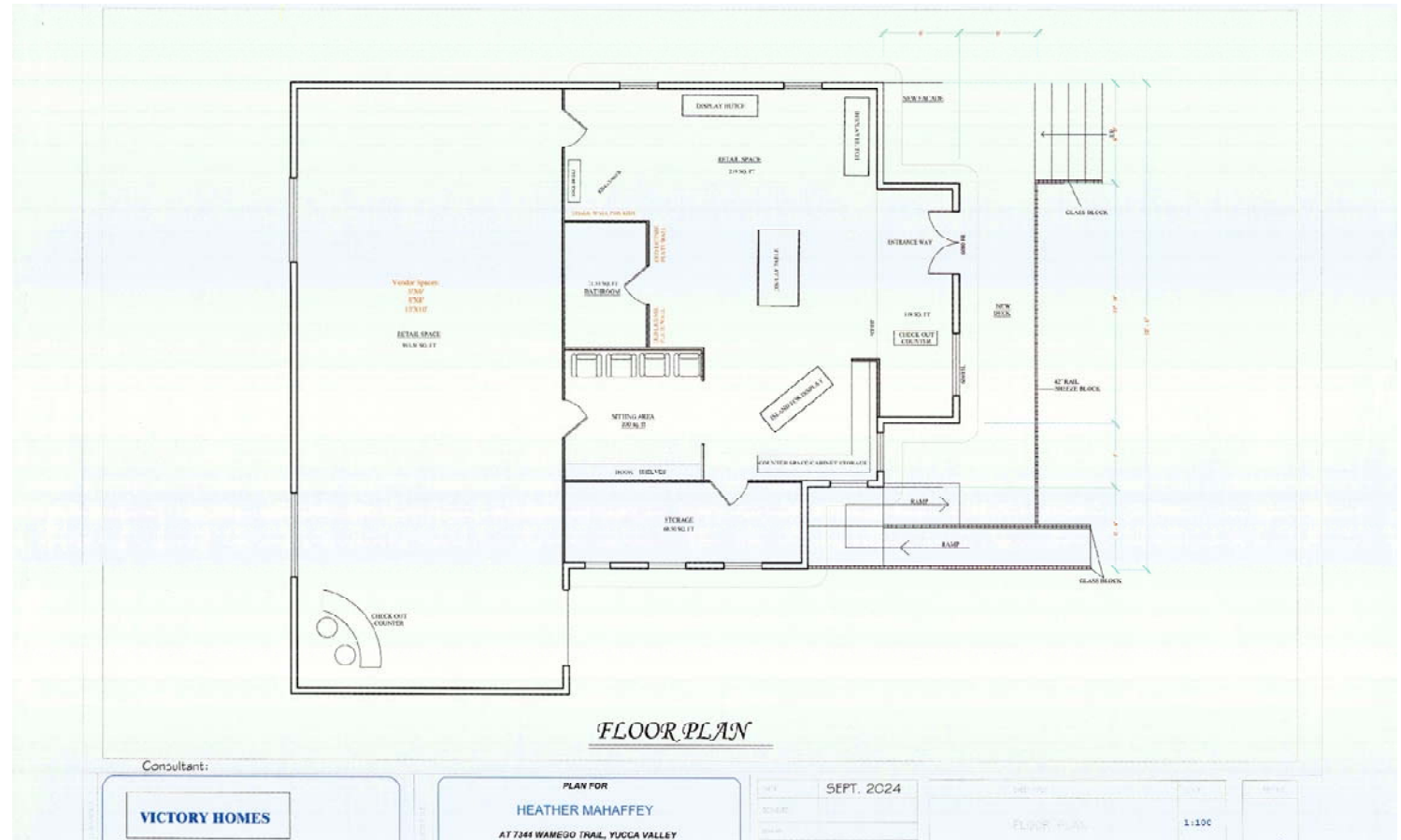
Project Description: Construction of a 4-unit multi-family residential apartment building with landscaping and off-site road and sidewalk improvements. Project was approved at the Planning Commission meeting of October 22nd. Project is currently in Building & Safety and Engineering review.



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. The proposed project was approved by the Planning Commission on December 10, 2024.



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

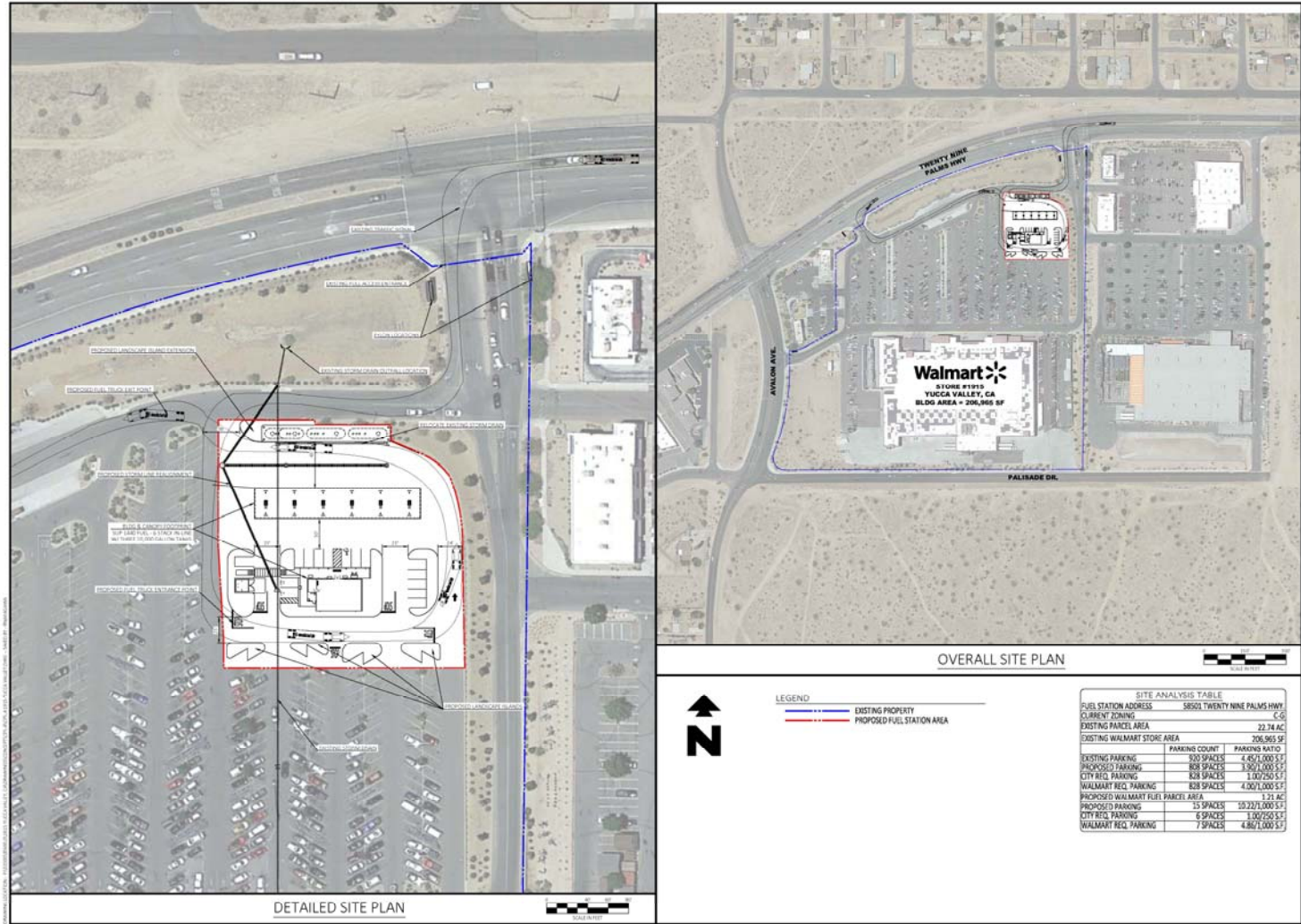
- Super Walmart Fueling Station
- Yucca Valley Materials Lab
- Skyline Ranch Road Propane Distribution
- Danmark Development Subdivision
- Joshua Springs Gymnasium
- La Palapa Renovation and Expansion
- Yucca Bowl Outdoor Patio and Bar
- Old Woman Springs Brewery
- Tumbleweed Sanctuary Wedding Venue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



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: 303.733.1100

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

DATE PLOTTED:
 PLOTTED BY (NAME):
 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.

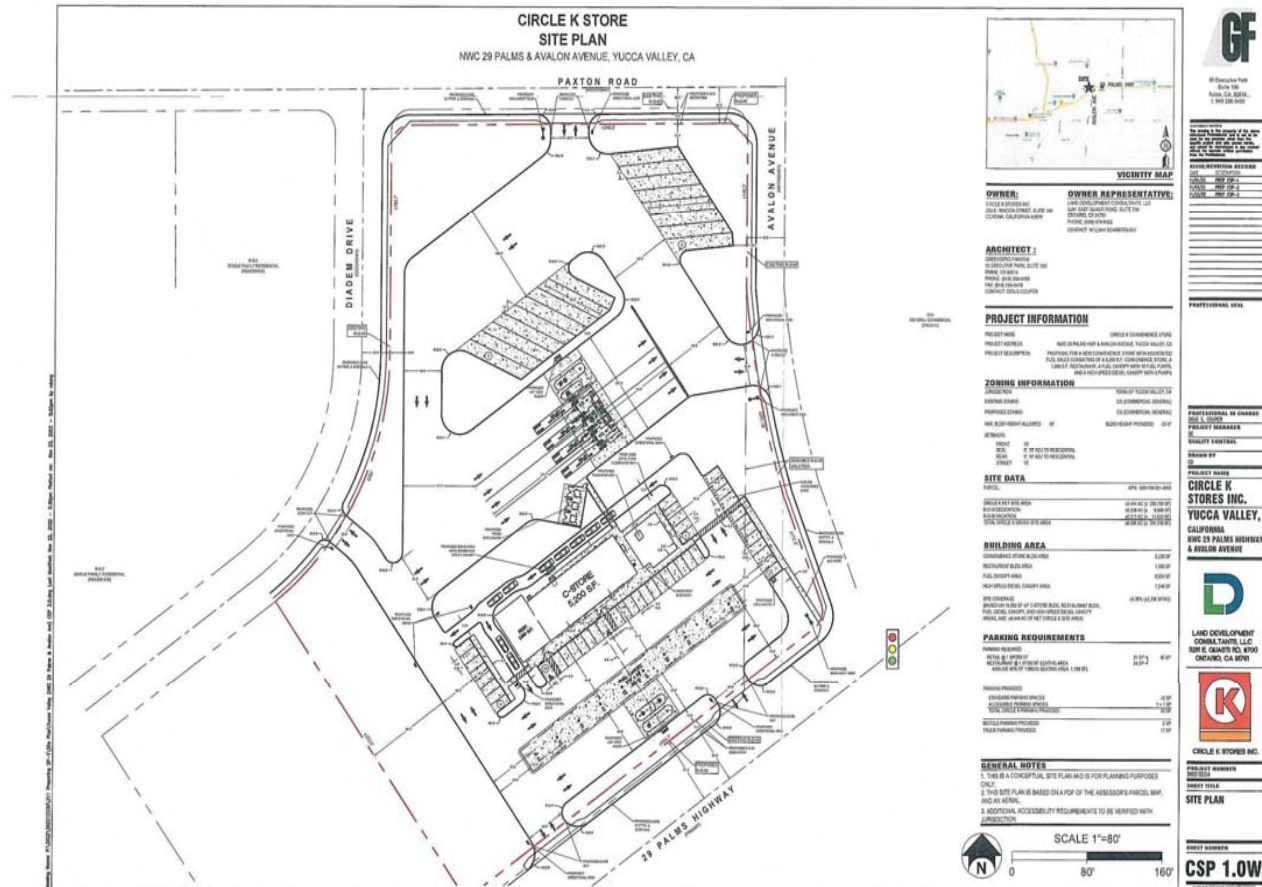


Pre-Application 01-23: Circle K Fuel Station

Location:

Northwest corner of Twentynine Palms Highway and Avalon Avenue.

APN: 0601-543-01.



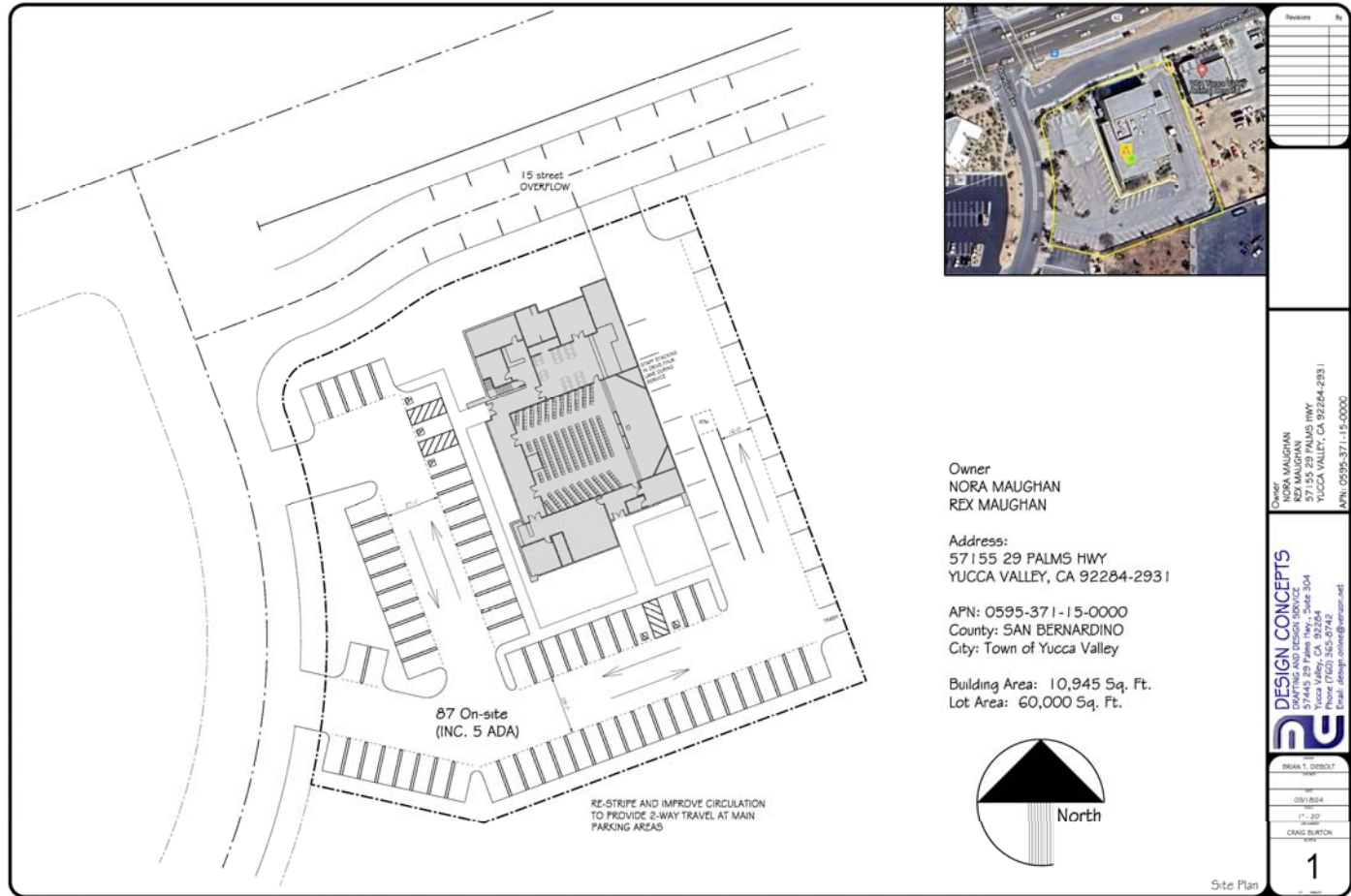
Project Description: Construction of a fueling station with 10 fuel dispensers, quick serve restaurant and 5,200 square foot convenience store. The preliminary site plan illustrates a drive-thru, 45 parking spaces, 17 additional semi-truck parking spaces, and diesel truck fueling.



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

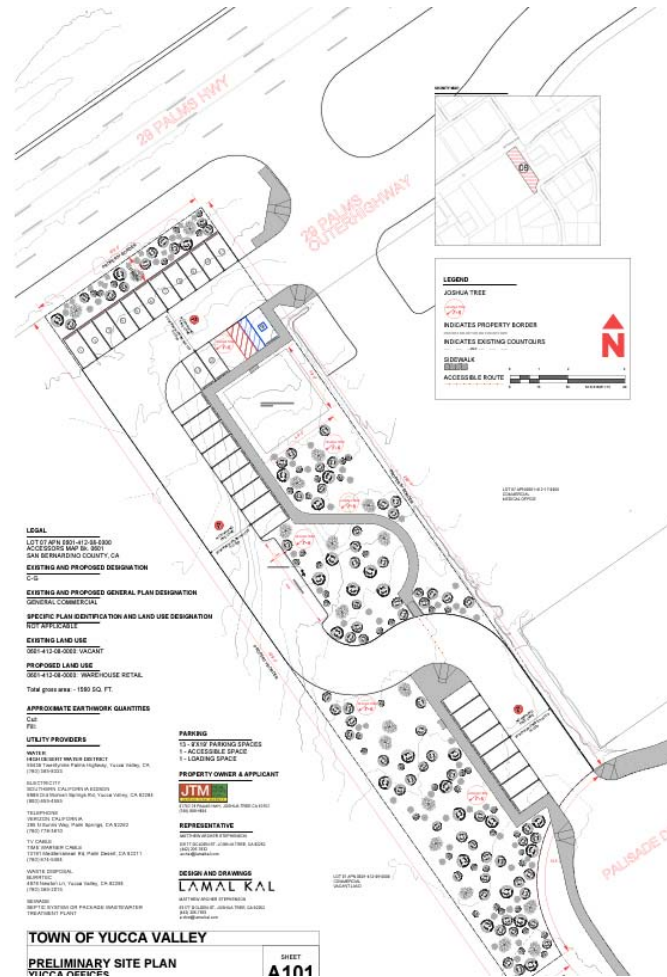


Project Description: 980 square foot freestanding coffee shop with drive thru with access being provided through adjacent parcels.



Pre-Application 05-24: Huynh Commercial Retail

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

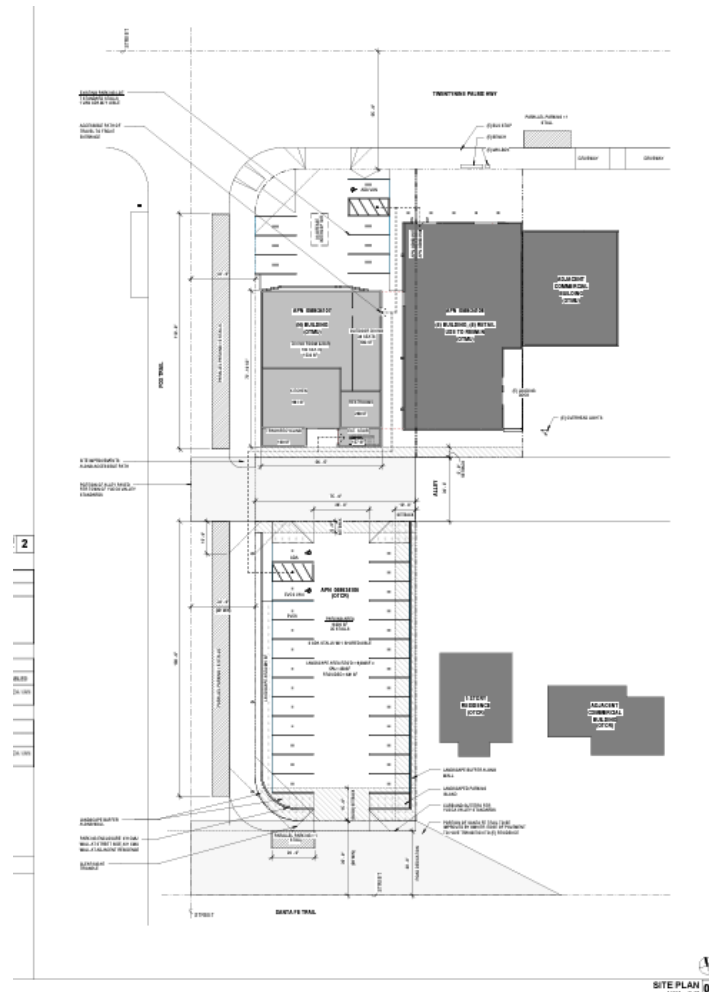


Project Description: Pre-application for a 1,560 SF retail unit, including sale of home goods, furniture, and lighting.



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.