



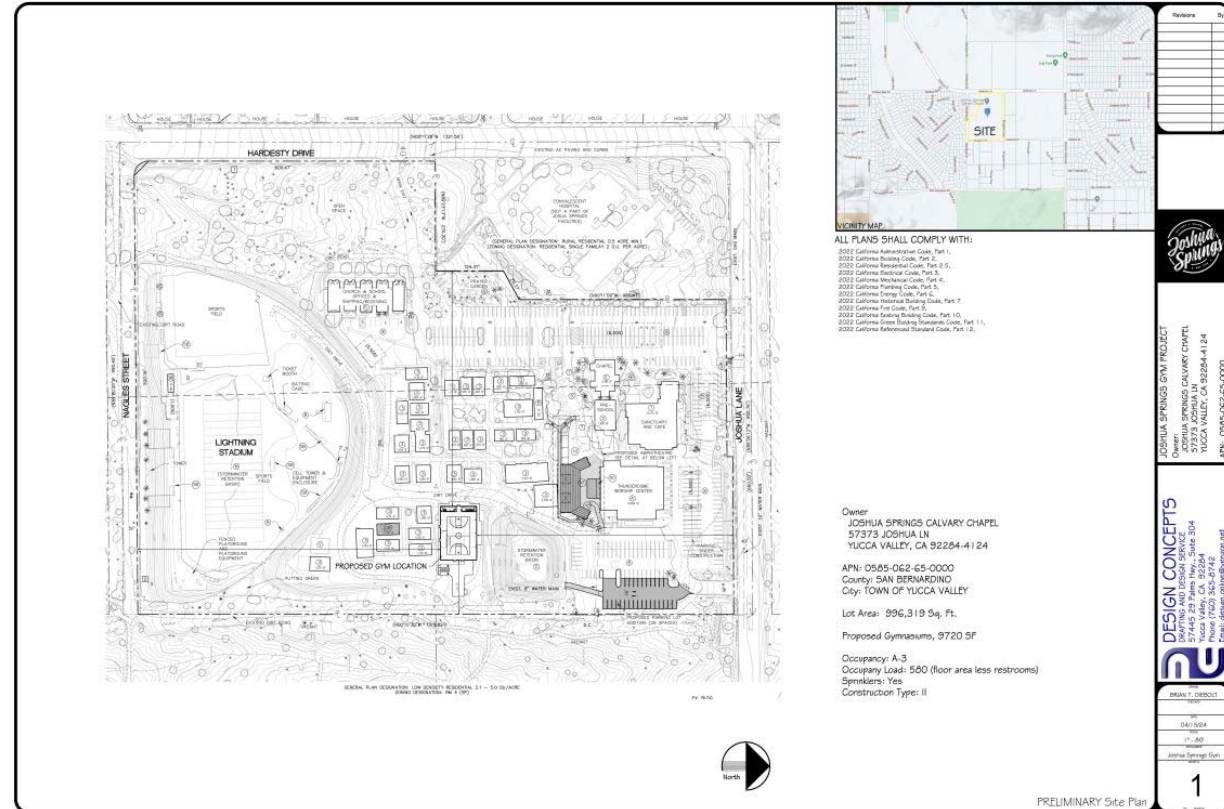
# December 2024 Land Development Update Report



# Conditional Use Permit Amendment 05-95: Joshua Springs Gymnasium

**Location:** 57373 Joshua Lane.

**APN 0585-062-65.**

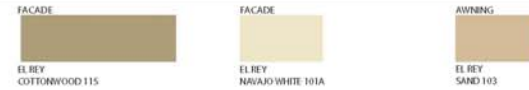


**Project Description:** Construction of a new 9,720 square foot gymnasium for Joshua Springs Calvary Chapel. The proposed project is designed to accommodate existing students and is not anticipated to add increase usage of the project site. Completeness review provided to applicant on November 21, 2024.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





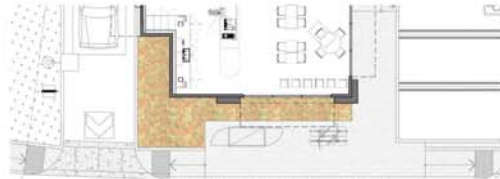
# Conditional Use Permit 01-20: Domino's & Jersey Mike's







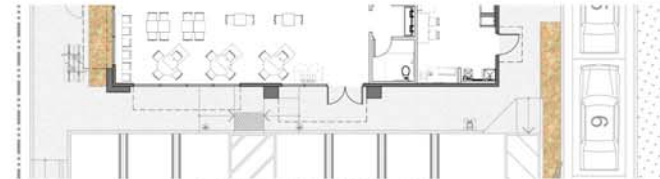
# Conditional Use Permit 01-23: Starbucks West



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"

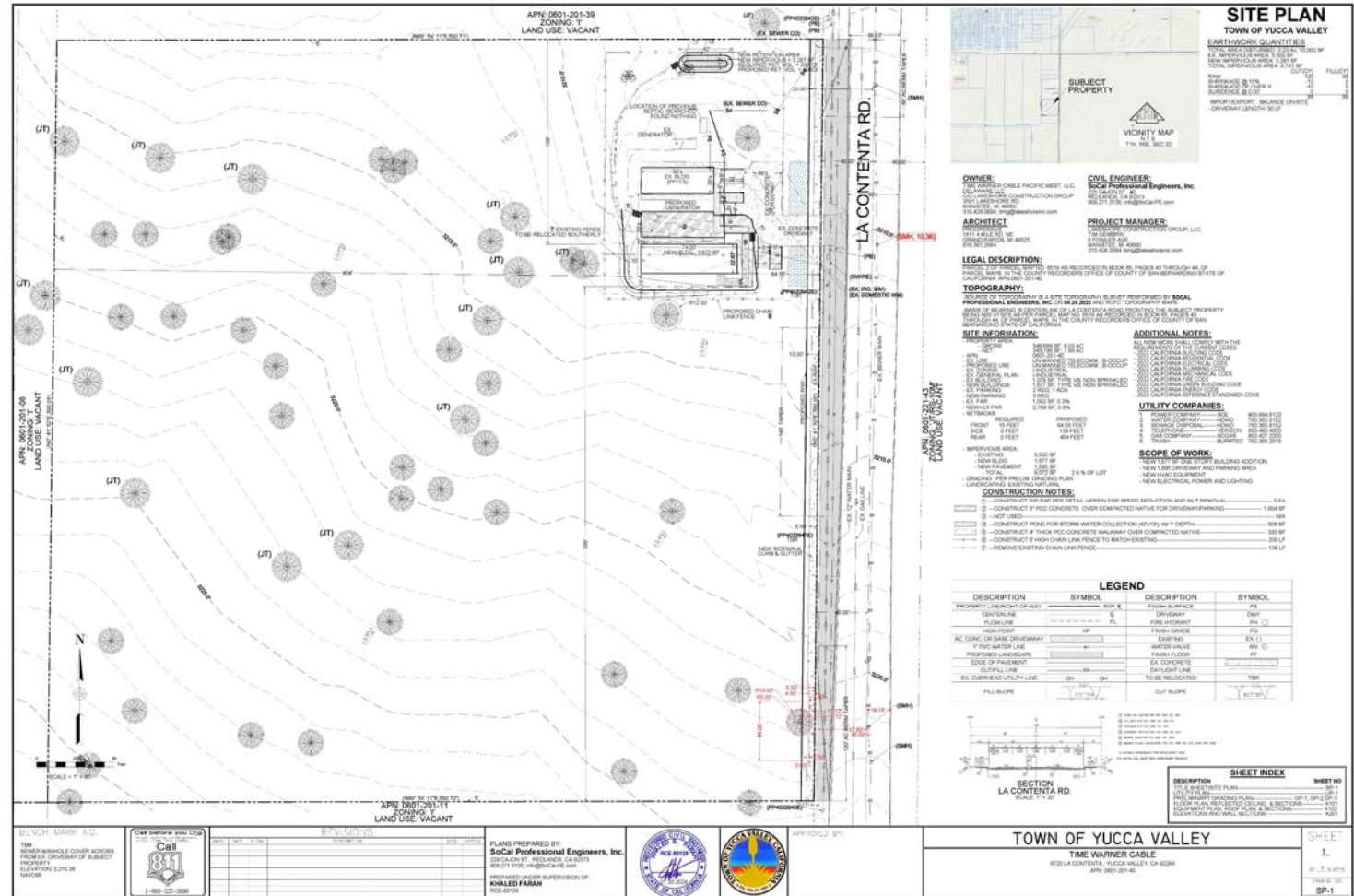
FINISH KEYNOTES	
1	CEMENT PLASTER FRESH SAND/717 TOUCH-UP BY ORECA PLASTER
2	CONCRETE PAINTED
3	ALUMINUM STONE/STONE FRESH GARD BLENDE BY ARCADIA GLASS CLEAR FLUAT GLASS
4	METAL FINISH FRESH PAINTED STEEL
5	STANDING SEAM METAL ROOF FRESH PAINTED
6	STONE MOUNTAIN TYPE BROWNS BLUFFSTONE BY EL DORADO STONE
7	CORTINA JOINT FRESH PAINTED
8	ROOF TILE TYPE CANTERBURY COLOR (MCC 144) SANTA BARBARA BLEND BY SABLE ROOFING
9	METAL WALL LATTICE TYPE PAINTED METAL
10	WALL FINISH TYPE BRICK FINISH, BYWIND LED 1/2" COLOR #11 BLACK BY LUMBER
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 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.









# 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

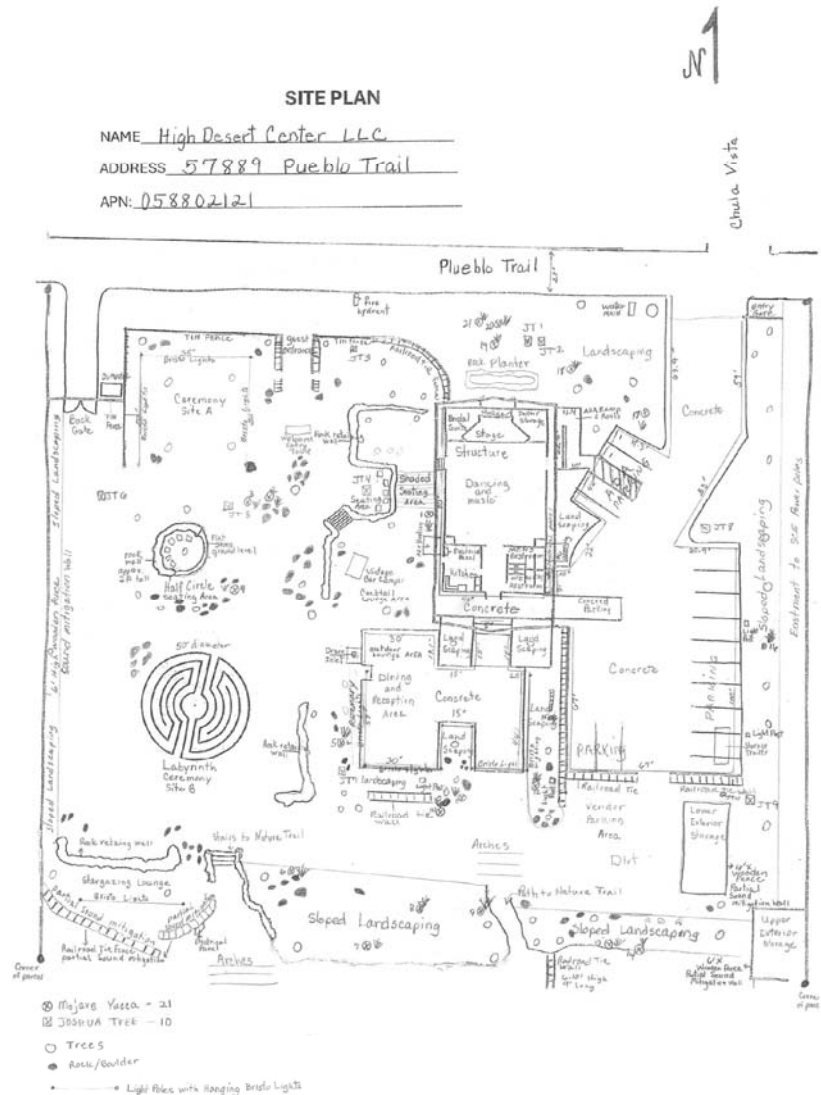


# Conditional Use Permit 01-24: Tumbleweed Sanctuary

**Location:** 57889 Pueblo Trail.

APN 0588-016-01, 0588-021-28,  
0588-021-21, 0588-021-29.

**Project Description:** Special event center located in a former church facility. Includes off-site parking lot, walking trail, and outdoor ceremony facilities. Environmental studies were submitted on December 19, 2024.



Not to Scale



# 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% CONSTRUCTION	2. 100% CONSTRUCTION	3. 100% CONSTRUCTION	4. 100% CONSTRUCTION
5. 100% CONSTRUCTION	6. 100% CONSTRUCTION	7. 100% CONSTRUCTION	8. 100% CONSTRUCTION
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17. 100% CONSTRUCTION	18. 100% CONSTRUCTION	19. 100% CONSTRUCTION	20. 100% CONSTRUCTION
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77. 100% CONSTRUCTION	78. 100% CONSTRUCTION	79. 100% CONSTRUCTION	80. 100% CONSTRUCTION
81. 100% CONSTRUCTION	82. 100% CONSTRUCTION	83. 100% CONSTRUCTION	84. 100% CONSTRUCTION
85. 100% CONSTRUCTION	86. 100% CONSTRUCTION	87. 100% CONSTRUCTION	88. 100% CONSTRUCTION
89. 100% CONSTRUCTION	90. 100% CONSTRUCTION	91. 100% CONSTRUCTION	92. 100% CONSTRUCTION
93. 100% CONSTRUCTION	94. 100% CONSTRUCTION	95. 100% CONSTRUCTION	96. 100% CONSTRUCTION
97. 100% CONSTRUCTION	98. 100% CONSTRUCTION	99. 100% CONSTRUCTION	100. 100% CONSTRUCTION

**HEALTH DEPARTMENT NOTES**

1. ALL FOODS MUST BE KEPT AT PROPER TEMPERATURES.
2. ALL FOODS MUST BE KEPT AT PROPER TEMPERATURES.
3. ALL FOODS MUST BE KEPT AT PROPER TEMPERATURES.
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10. ALL FOODS MUST BE KEPT AT PROPER TEMPERATURES.

**COOLER NOTES**

1. ALL COOLERS MUST BE KEPT AT PROPER TEMPERATURES.
2. ALL COOLERS MUST BE KEPT AT PROPER TEMPERATURES.
3. ALL COOLERS MUST BE KEPT AT PROPER TEMPERATURES.
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10. ALL COOLERS MUST BE KEPT AT PROPER TEMPERATURES.

**FLOORING NOTES**

1. ALL FLOORING MUST BE KEPT AT PROPER TEMPERATURES.
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10. ALL FLOORING MUST BE KEPT AT PROPER TEMPERATURES.

**FINISH NOTES**

1. ALL FINISHES MUST BE KEPT AT PROPER TEMPERATURES.
2. ALL FINISHES MUST BE KEPT AT PROPER TEMPERATURES.
3. ALL FINISHES MUST BE KEPT AT PROPER TEMPERATURES.
4. ALL FINISHES MUST BE KEPT AT PROPER TEMPERATURES.
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9. ALL FINISHES MUST BE KEPT AT PROPER TEMPERATURES.
10. ALL FINISHES MUST BE KEPT AT PROPER TEMPERATURES.

**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**

- Queso Pasa
- Queso Frito
- Queso Bites
- Queso Quesadilla
- Queso Quesadilla
- Queso Quesadilla
- Queso Quesadilla
- Queso Quesadilla
- Queso Quesadilla
- Queso Quesadilla

**PIZZAS**

- Pepperoni
- Pepperoni
- Pepperoni
- Pepperoni
- Pepperoni
- Pepperoni
- Pepperoni
- Pepperoni
- Pepperoni
- Pepperoni

**ENTREES**

- Queso Pasa
- Queso Frito
- Queso Bites
- Queso Quesadilla
- Queso Quesadilla
- Queso Quesadilla
- Queso Quesadilla
- Queso Quesadilla
- Queso Quesadilla
- Queso Quesadilla

**DRINKS**

- Queso Pasa
- Queso Frito
- Queso Bites
- Queso Quesadilla
- Queso Quesadilla
- Queso Quesadilla
- Queso Quesadilla
- Queso Quesadilla
- Queso Quesadilla
- Queso Quesadilla

**DESSERTS**

- Queso Pasa
- Queso Frito
- Queso Bites
- Queso Quesadilla
- Queso Quesadilla
- Queso Quesadilla
- Queso Quesadilla
- Queso Quesadilla
- Queso Quesadilla
- Queso Quesadilla

**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.

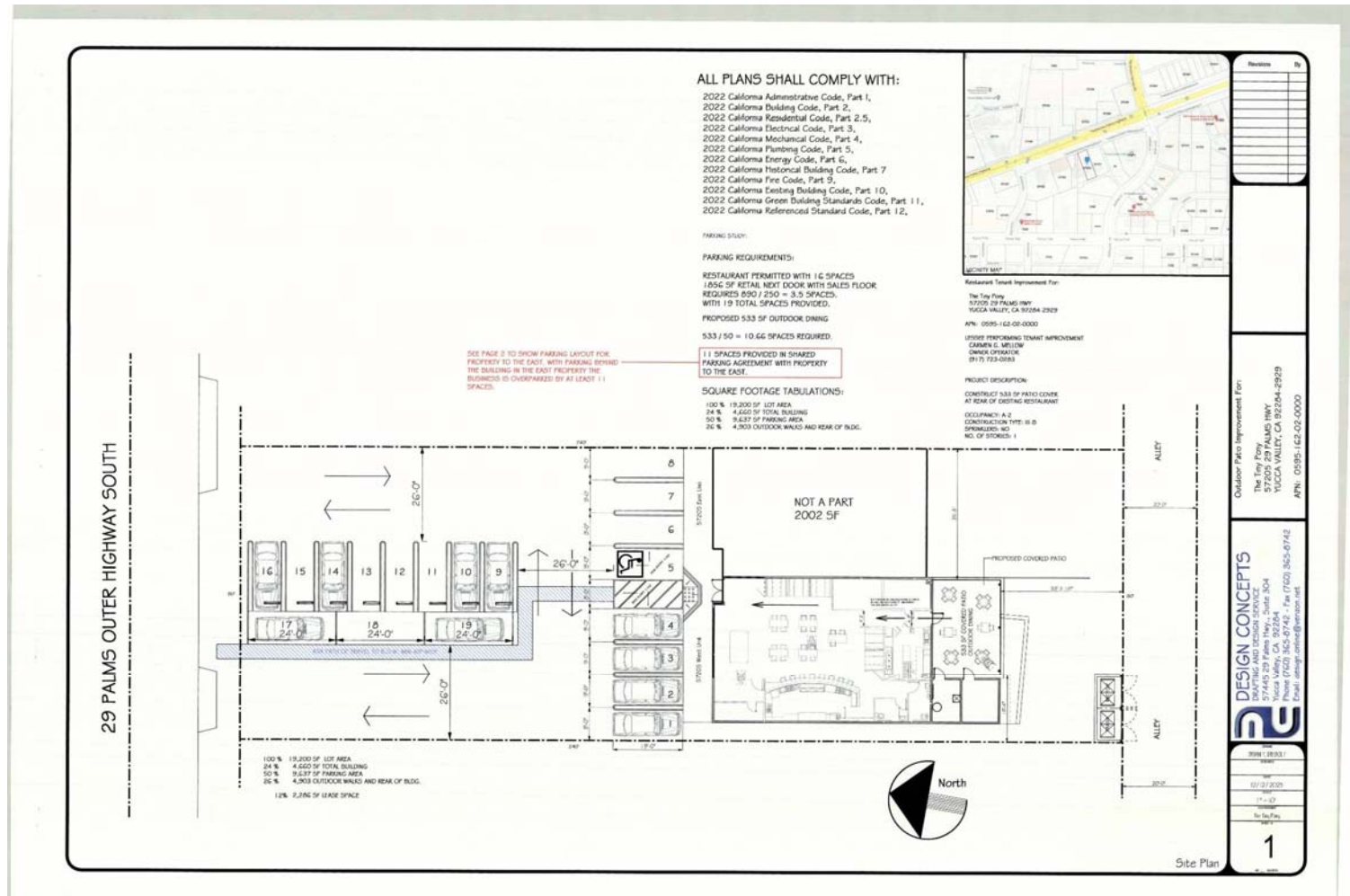




# Land Use Compliance Review 01-24: The Tiny Pony Outdoor Patio

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

**APN 0595-162-02.**



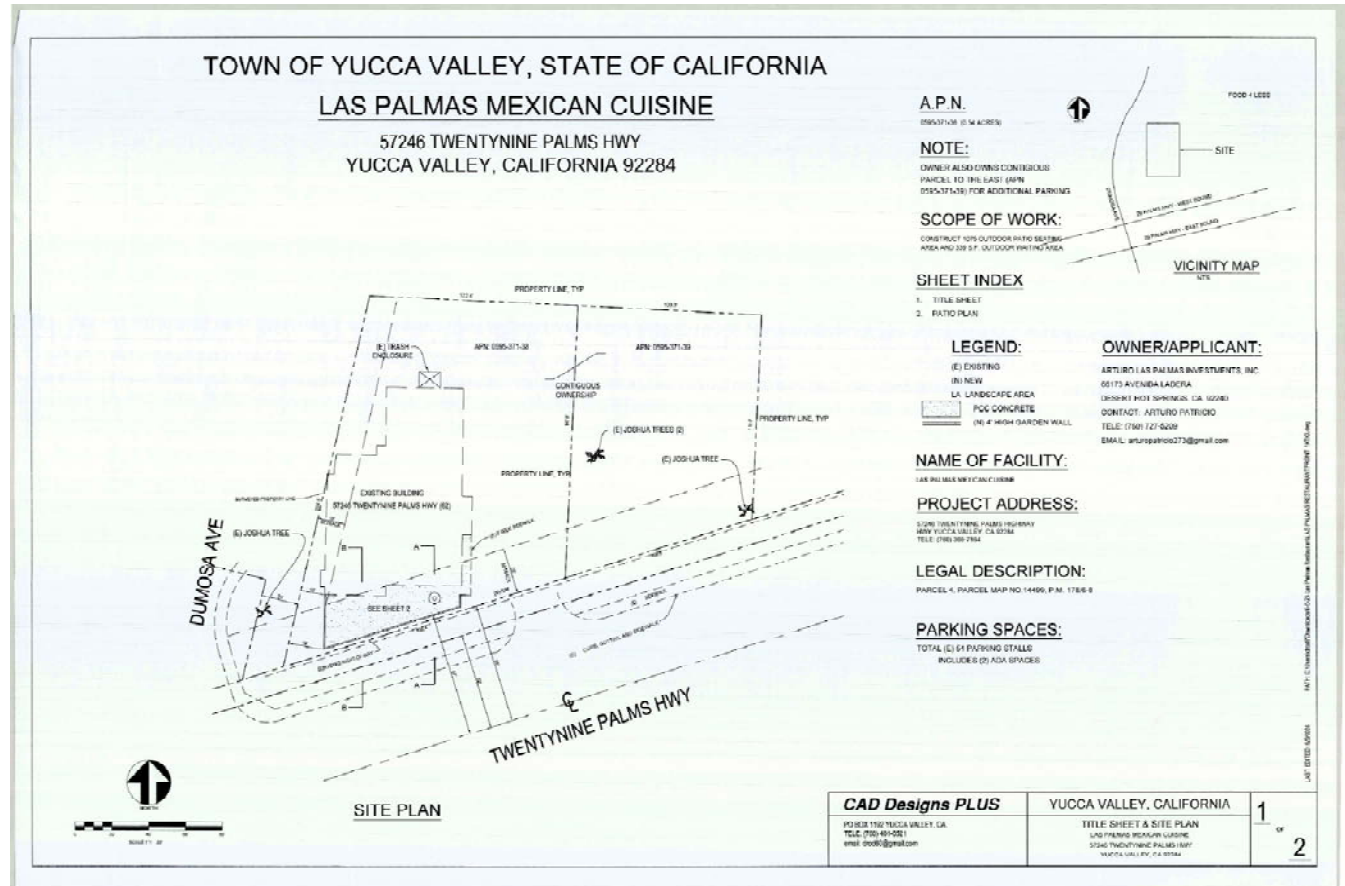
**Project Description:** The proposed project includes an outdoor patio with 533 square foot patio cover with 20 additional seats. The project has been approved by the Planning Commission. The project is current in Engineering and Building & Safety review.



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

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

APN 0595-371-38.



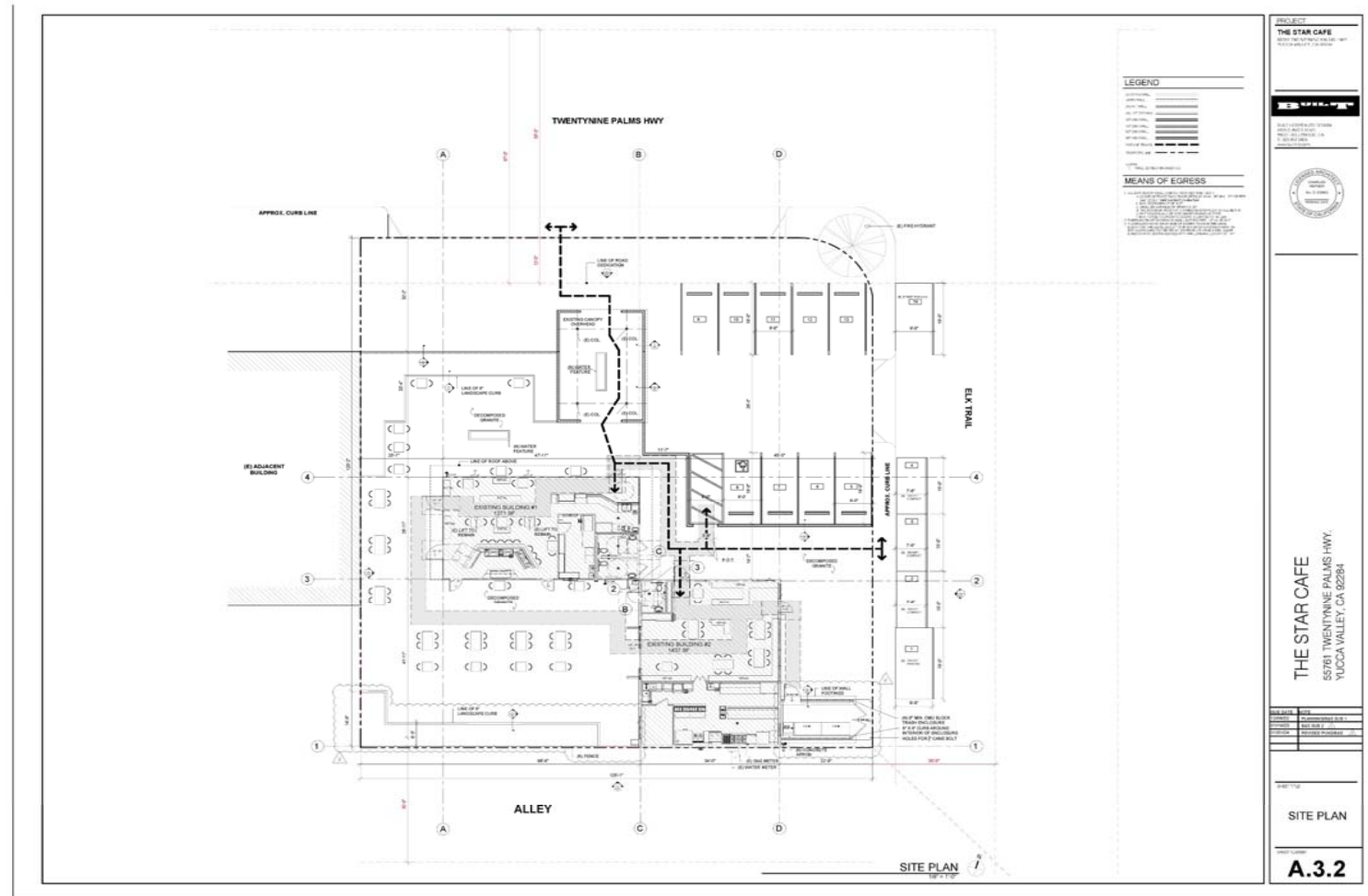
**Project Description:** The proposed project includes a 1,075 square foot outdoor patio and 339 square feet of outdoor waiting area. Completeness review was provided to the applicant on July 9, 2024.



## 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





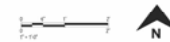
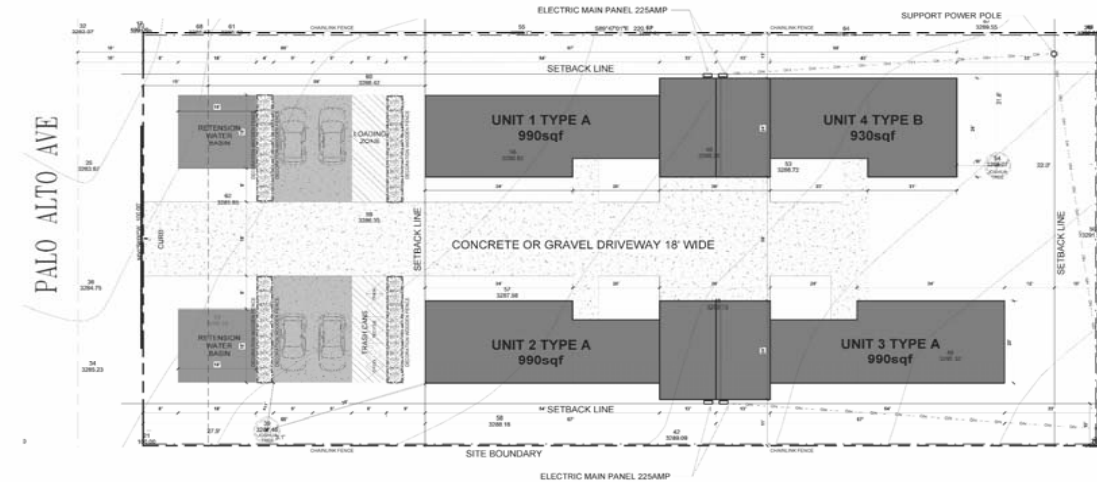




# Site Plan Review 02-24: 7251 Palo Alto 4-Plex

**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 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" - 3/32" (1 CHAR).	NEW COVERED BUILDINGS: 5,136 SQ.FT. FORMULA: $V \times SCFA$ V=5.136 SCFA=1000 W=1000 H=5.136	STREET CENTERLINES PROPERTY LINE SETBACK OVERHEAD POWER LINES EASEMENT LINES CURB CHAIN LINK FENCE DECORATION WOODEN FENCE	JOSHUA TREES SUPPORT POWER POLE
LAND NOTES	EROSION CONTROL		
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.	SEE ATTACHED 11X17 EROSION CONTROL SHEET. DIBDI BY #S 5.5.7		

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'

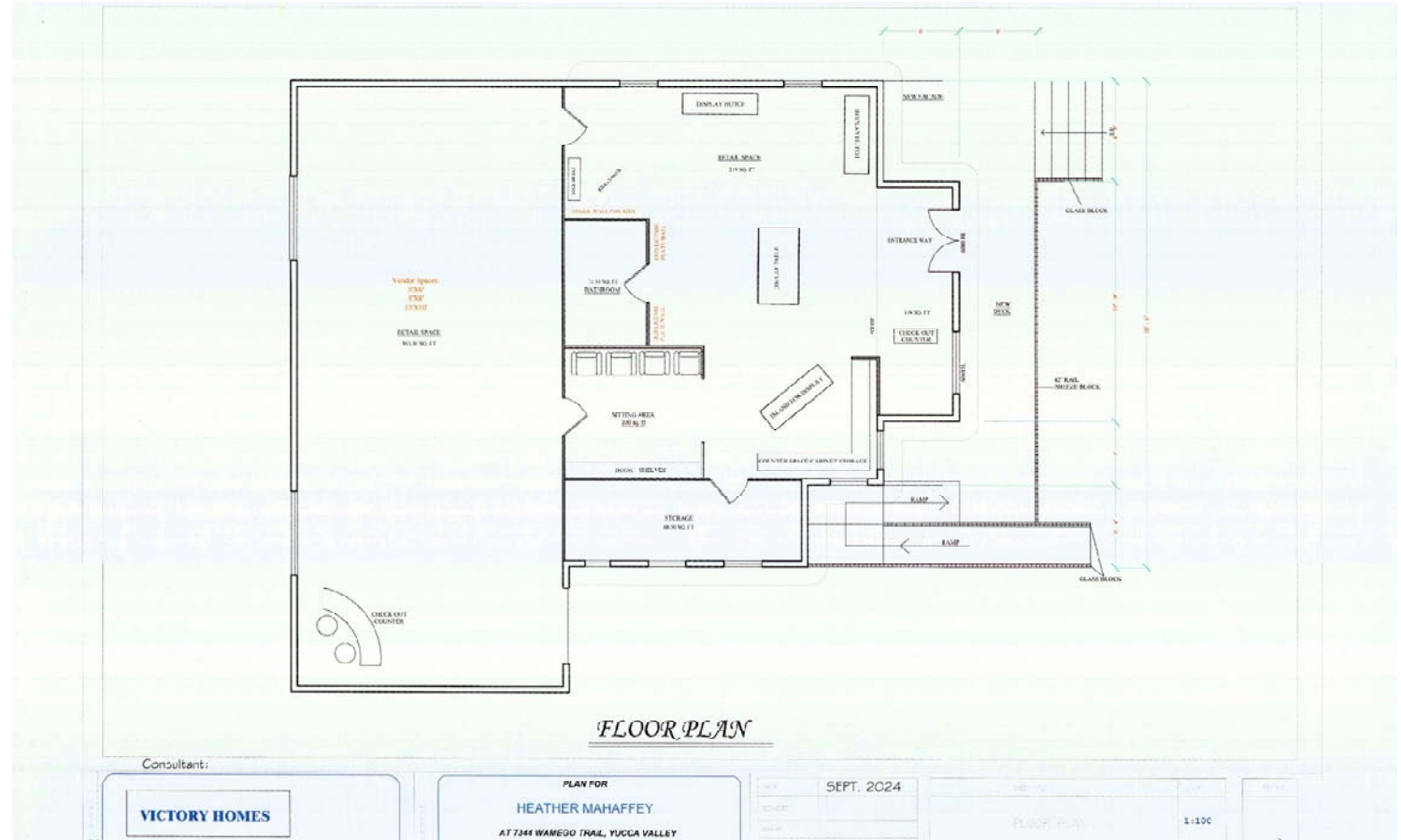
**Project Description:** Construction of a 4-unit multi-family residential apartment building with landscaping and off-site road and sidewalk improvements. Project was approved at the Planning Commission meeting of October 22<sup>nd</sup>. Project is currently in Building & Safety and Engineering review.



## 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

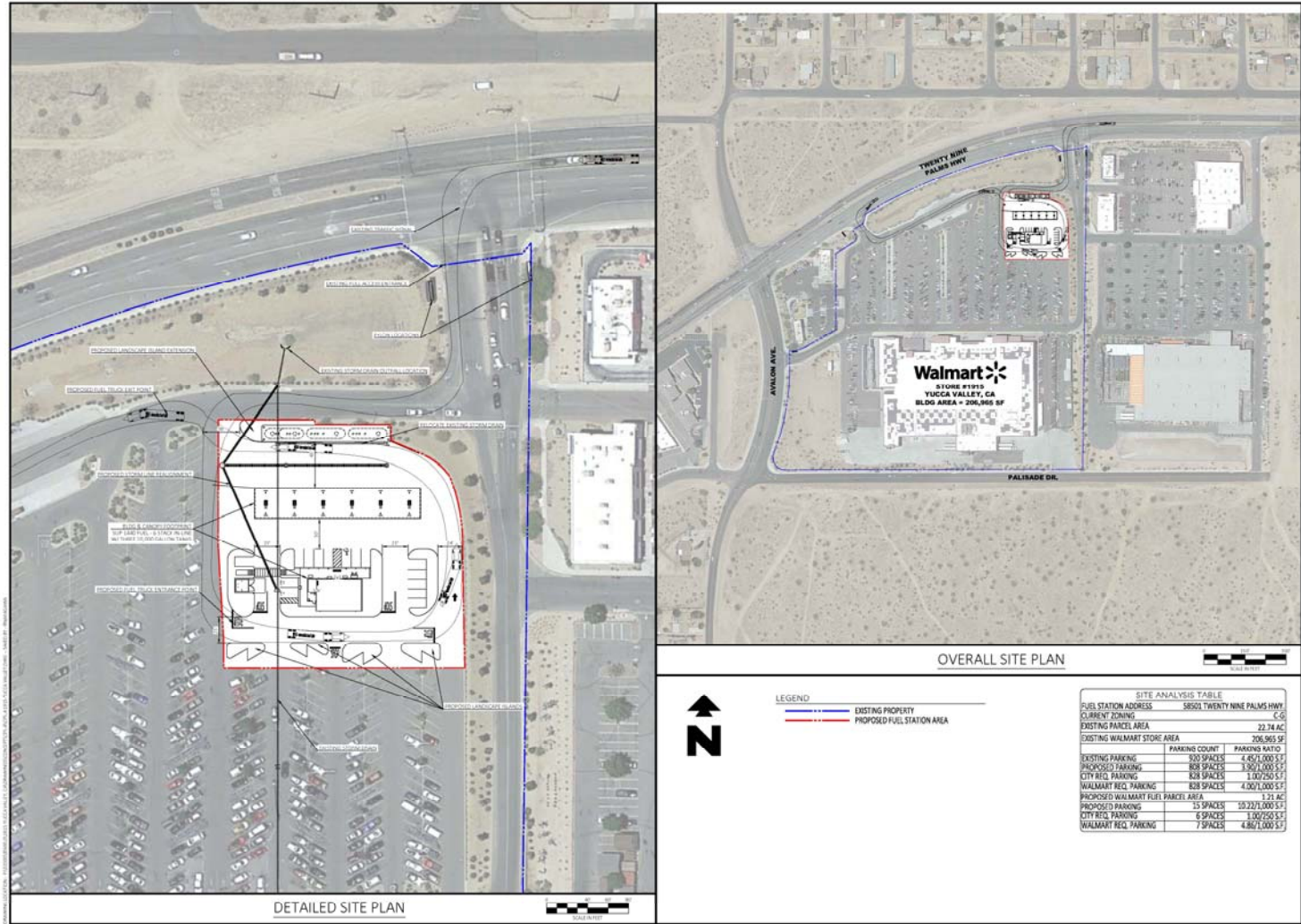
- Super Walmart Fueling Station
- Yucca Valley Materials Lab
- Skyline Ranch Road Propane Distribution
- Danmark Development Subdivision
- Joshua Springs Gymnasium
- La Palapa Renovation and Expansion
- Yucca Bowl Outdoor Patio and Bar
- Old Woman Springs Brewery
- Tumbleweed Sanctuary Wedding Venue
- 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  
1000 N. GATE AVENUE, SUITE 200, YUCCA VALLEY, CA 92386  
(951) 771-1000

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

PRELIMINARY  
NOT FOR  
CONSTRUCTION

APPROVED BY (NAME):  
PROJECT MANAGER:  
DESIGNER:  
DATE:  
SCALE:  
SHEET NO. 06 OF 06  
TOWN OF YUCCA VALLEY PUBLIC WORKS  
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.

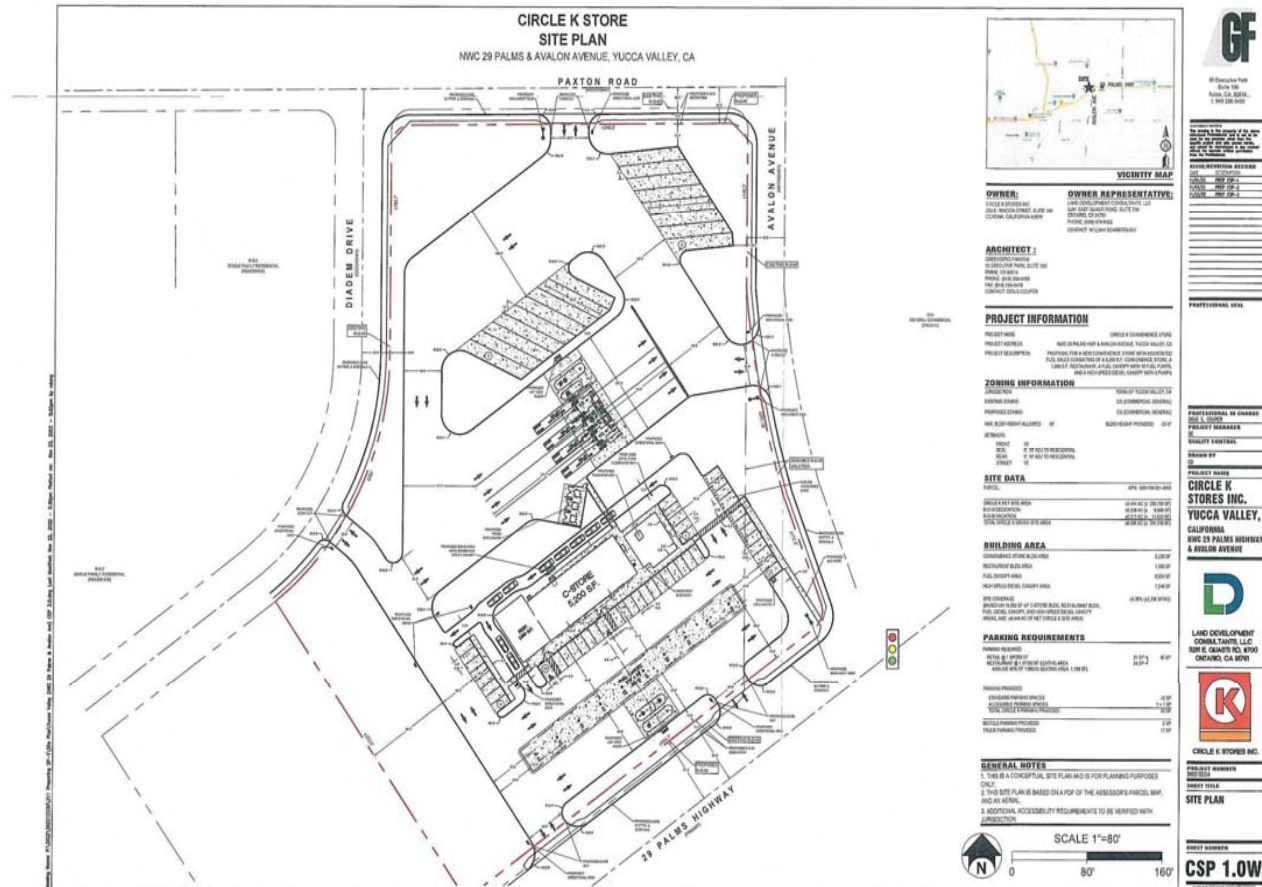


# Pre-Application 01-23: Circle K Fuel Station

## Location:

Northwest corner of Twentynine Palms Highway and Avalon Avenue.

APN: 0601-543-01.



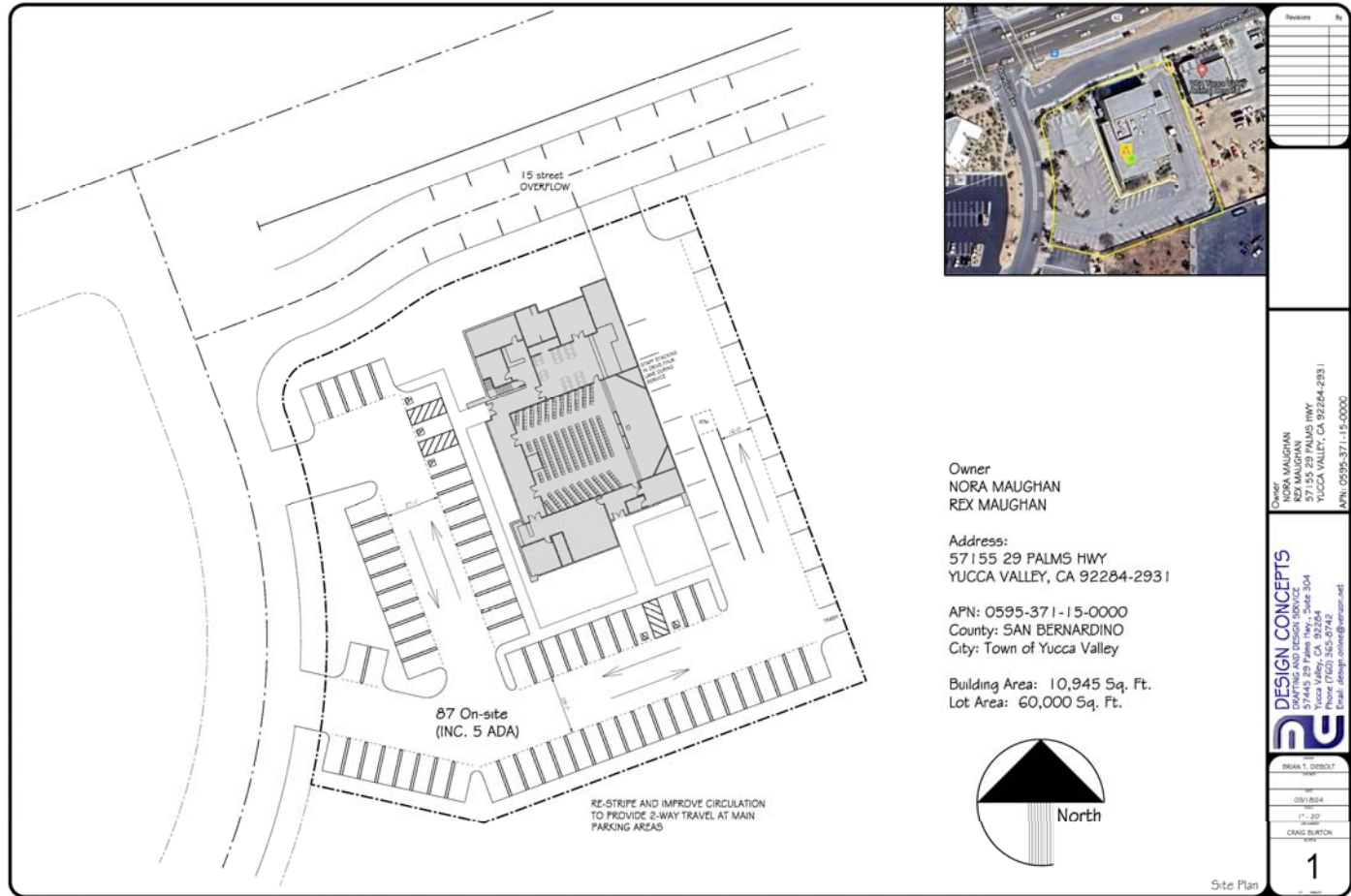
**Project Description:** Construction of a fueling station with 10 fuel dispensers, quick serve restaurant and 5,200 square foot convenience store. The preliminary site plan illustrates a drive-thru, 45 parking spaces, 17 additional semi-truck parking spaces, and diesel truck fueling.



# 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

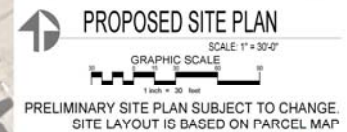
## Location:

Southwest corner of Balsa Avenue at Twentynine Palms Highway (Between Walgreens and Big 5).

APN: 0601-416-05.



SITE DATA	
<b>ZONING</b>	
PROPOSED USE	DRIVE THRU / COFFEE
EXISTING ZONING	COMMERCIAL
JURISDICTION	TOWN OF YUCCA VALLEY
APN	0601-416-05
ADJACENT ZONING	COMMERCIAL
<b>SITE DATA</b>	
SITE AREA	(1.01 AC) ± 43,000 S.F.
<b>BUILDING DATA</b>	
BUILDING 1 (Drive Thru Coffee)	± 980 S.F.
<b>PARKING REQUIRED</b>	
980 SF @ 180	180 STALLS
<b>PARKING PROVIDED</b>	
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**



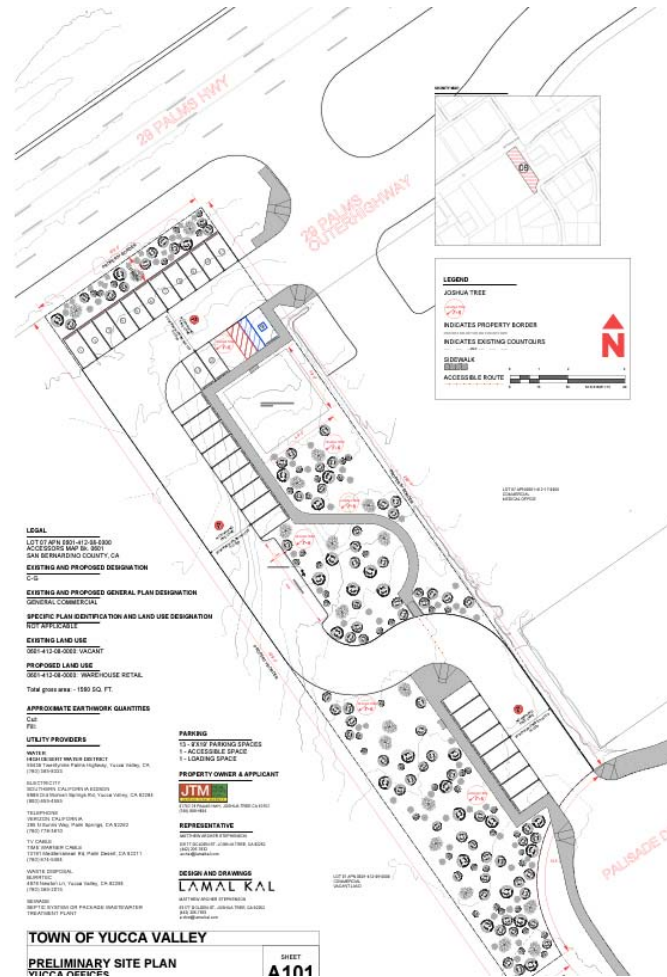
**Project Description:** 980 square foot freestanding coffee shop with drive thru with access being provided through adjacent parcels.





# Pre-Application 05-24: Huynh Commercial Retail

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

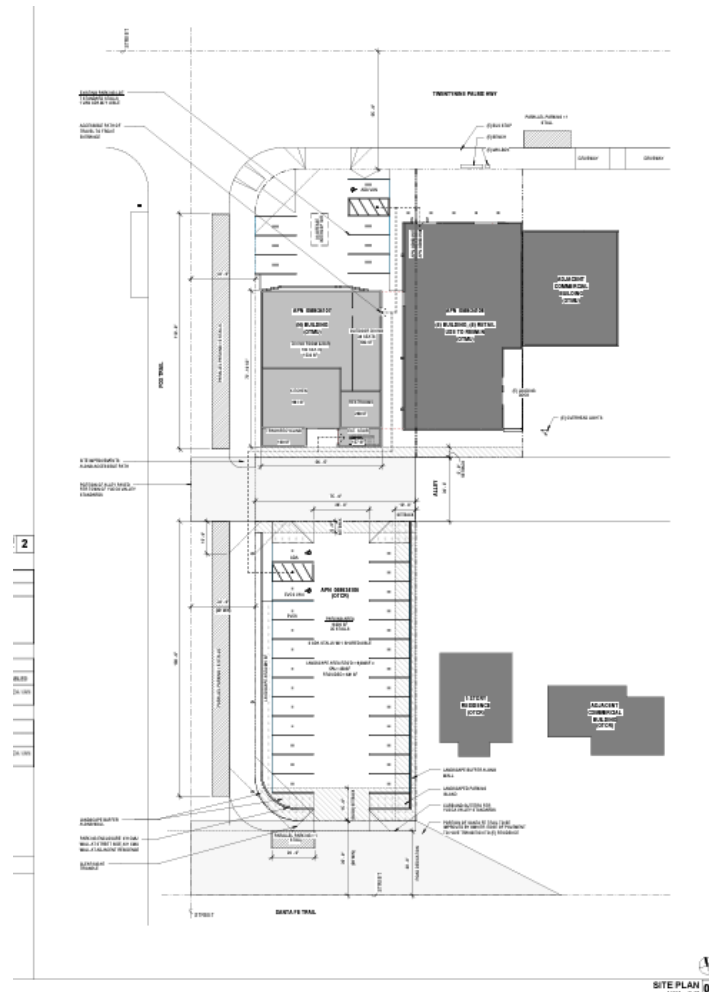


**Project Description:** Pre-application for a 1,560 SF retail unit, including sale of home goods, furniture, and lighting.



## 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 2<sup>nd</sup> floor apartment.