

April 9, 2025

Charles Gabriels
1020 South Mountain Avenue, #16
Monrovia, CA 91016

RE: **VARIANCE, (V) 01-25,
ENVIRONMENTAL ASSESSMENT, (EA) 05-25
57461 BANDERA ROAD SETBACK VARIANCE**

Mr. Gabriels:

Thank you for submitting the above referenced application which the Town of Yucca Valley received a deposit payment for on March 26, 2025. In accordance with Government Code Section 65943, the Town has thirty (30) days within which to notify an applicant, in writing, that an application is complete or that additional materials will be required. The thirty (30) day review period ends on April 25, 2025.

The application is deemed **complete**.

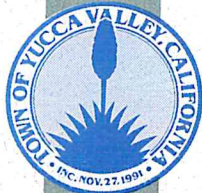
Preliminary Comments/Corrections:

Below are preliminary corrections that were identified during the completeness review, provided for your convenience. The corrections are not intended to be comprehensive but are provided as a courtesy during the completeness review. Please note that additional comments may be anticipated based on additional materials provided.

1. Site Plan

- a. The "site development plan" (sheet A-100) illustrates a side setback (west) of ten feet (10'), which is not consistent with the Town of Yucca Valley Development Code standards. The "grading and site plan" (sheet GPXX-25) provided with the submittal illustrates a side setback of thirteen and a half feet (13.5'), which is consistent with the Town's Development Code if retaining undisturbed area of at least ten percent (10%). Please revise site plan to address this inconsistency. Please clarify which sheet is intended to be the site plan provided for Planning Commission review.
- b. Please clearly illustrate 50' recorded front setback.
- c. Please illustrate 2-car covered parking on site-plan.
- d. Please clearly illustrate Bandera Road right-of-way and dimensions.
- e. Please illustrate waste system (e.g., septic and leach lines).

Planning (760) 369-6575
Public Works (760) 369-6579
Building and Safety (760) 365-0099
Code Compliance (760) 369-6575
Engineering (760) 369-6575
Animal Control (760) 365-1807
Animal Shelter (760) 365-3111
FAX (760) 228-0084



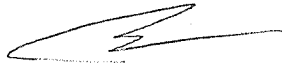
The Town of
Yucca Valley

COMMUNITY DEVELOPMENT/PUBLIC WORKS DEPARTMENT
58928 Business Center Dr.
Yucca Valley, California 92284

- f. Please illustrate setback distances from proposed structure to each property line.

As corrections and revisions are made, please ensure consistency between plan sets. Please provide 5 copies of corrected plan(s). Please provide electronic copy of corrected plan(s). If you have any questions or require any additional information, please contact Planning Division staff at 760-369-6575, extension 317.

Best regards,



JARED JEROME
Associate Planner