

PROPERTY PLAN

**LOCATION: SWQ TWENTYNINE PALMS HWY & BALS AVE
YUCCA VALLEY, CA
CONCEPT PLAN (v3.0)
02/28/2022**

SITE DATA

JURISDICTION	TOWN OF YUCCA VALLEY
ZONING DISTRICT	C-MU MIXED USE COMMERCIAL, AIRPORT SAFETY OVERLAY DISTRICT
PERMITTED USE(S)	EATING & DRINKING ESTABLISHMENTS: FAST FOOD (WITH DRIVE-THROUGH, DELIVERY) (CONDITIONAL USE PERMIT)
LOT AREA	± 43,996 SF (± 1.01 ACRES)
BUILDING AREA	2,080 SF
F.A.R.	CODE .50 PLAN .05

SETBACKS

BUILDING SETBACKS	CODE	PLAN
- FRONT YARD	15'	80'
- INTERIOR SIDE YARD	0'	56' (W), 21' (E)
- REAR YARD	0'	101'

PARKING SETBACKS

- FRONT YARD	3'	10'
- INTERIOR SIDE YARD	0'	5' (W), 5' (E)
- REAR YARD	0'	50'
SIGNAGE SETBACK	0'	0'

OFF STREET PARKING REQUIREMENTS

AUTO PARKS STALL COUNT WITH RATIO	11 (SEE NOTE 1)	20 (9.62 / 1000 SF)
ADA STALL COUNT	1	1
PARKING STALL SIZE	9' X 19'	9' X 19'
DRIVE AISLE WIDTH	26'	26'
DRIVE-THRU STACKING	SEE NOTE 2	12
INTERIOR LANDSCAPING	5% FOR MORE THAN 20 SPACES	N/A
BUILDING HEIGHT	40'	TBD

ADDITIONAL NOTES

1. 1 / 50 SF OF SEATING AREA, BASED ON 555 SF; 2. 5 BEFORE MENU BOARD, 5 BETWEEN MENU BOARD & DRIVE-UP SERVICE WINDOW

DRAWN BY:

LM



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