



1611 Needles Highway, Needles, CA92363



Site Map 11

ARCHITECTURAL	
A0.00	Cover Sheet
A1.00	Site Plan
A1.01	Enlarged Site Pan
A1.02	Conceptual Lighting Plan
A1.03	Conceptual Landscape Plan
A2.01	Floor Plan
A3.01	Elevations N-E
A3.02	Elevations S-W

Drawing List 4

Site Address	1611 Needles Highway, Needles, CA
ZIP	92363
Lot Size	112,196.8 SF (0.28 Acre)
Assessor Parcel No. (APN)	0185062260000
Land Use Category	General Commercial
Zoning	C-2 General Commercial
District	16   Joshua Tree
Occupancy Classification	M
Construction Type	Type V-B
Number of Stories	One Story
Sprinklered	No (No Change)

Occupancy / Zoning 7

APPLICANT:	NORMAN & DARLINE YOUSIF 1611 NEEDLES HIGHWAY, NEEDLES, CA 92363 TEL: (949) 335-2997 CONTACT: MATTHEW JONES
ARCHITECT:	GIBBS ARCHITECTS 3575 LONG BEACH BLVD. LONG BEACH, CA 90807 TEL: (562) 981-2000 CONTACT: KURT GIBBS

Project Team 3a

**CONDITIONAL USE PERMIT APPLICATION FOR A PROPOSED LICENSED RETAIL CANNABIS DISPENSARY AND RELATED TENANT IMPROVEMENTS AT 1611 NEEDLES HIGHWAY WITHIN THE GENERAL COMMERCIAL (C-2) LAND USE ZONING DISTRICT; APN 0185-062-25**

AREA BREAKDOWN:		OCCUPANT LOAD CALCULATIONS:	
RETAIL	1,006 SF	TOTAL AREA	-1,647 SF
STORAGE	243 SF	- 1,006 / 60 =	16.7 ~ 17
OFFICE	194 SF	- 119 / 15 =	7.9 ~ 8
BREAK AREA	119 SF	- 243 / 300 =	0.81 ~ 1
EXISTING RESTROOM	50 SF	194 / 150 =	1.28 ~ 2
HALLWAY	35 SF	<b>TOTAL Occupant Load =</b>	<b>28</b>
<b>TOTAL</b>	<b>1,647 SF</b>		

**PARKING CALCULATIONS:**  
1,647 SF RETAIL / 250 SF /SPACE  
- 6.6 ~ 7 SPACES REQUIRED

**7 TOTAL PARKING SPACES REQUIRED**  
**10 TOTAL PARKING SPACES PROVIDED**

Project Information 2

- 2025 California Building Code
- 2025 California Fire Code
- 2025 California Mechanical Code
- 2025 California Plumbing Code
- 2025 California Electrical Code
- 2025 California Energy Code
- 2025 California Green Building Standards Code

**ELECTRICITY**  
Needles Public Utility Authority  
817 Third St,  
Needles, CA 92363  
(760) 326-2115 ext.140

**GAS**  
Southern California Gas Company  
1100 Arizona Ave,  
Needles, CA 92363  
(877) 238-0092

**WATER / WASTEWATER**  
Needles Public Utility Authority  
817 Third St,  
Needles, CA 92363  
(760) 326-2115 ext.140

**INTERNET**  
Route 66 Broadband  
1058 East Broadway,  
Needles, CA 92363  
(760) 326-2419

Applicable Building Code / Utility Information 1

**NO CHANGES TO STOREFRONT.**  
**NO CHANGES TO ELECTRICAL.**  
**NO CHANGES TO PLUMBING.**

**ADDING RETAIL CABINETS, POINTS OF SALE, AND SHELVES.**

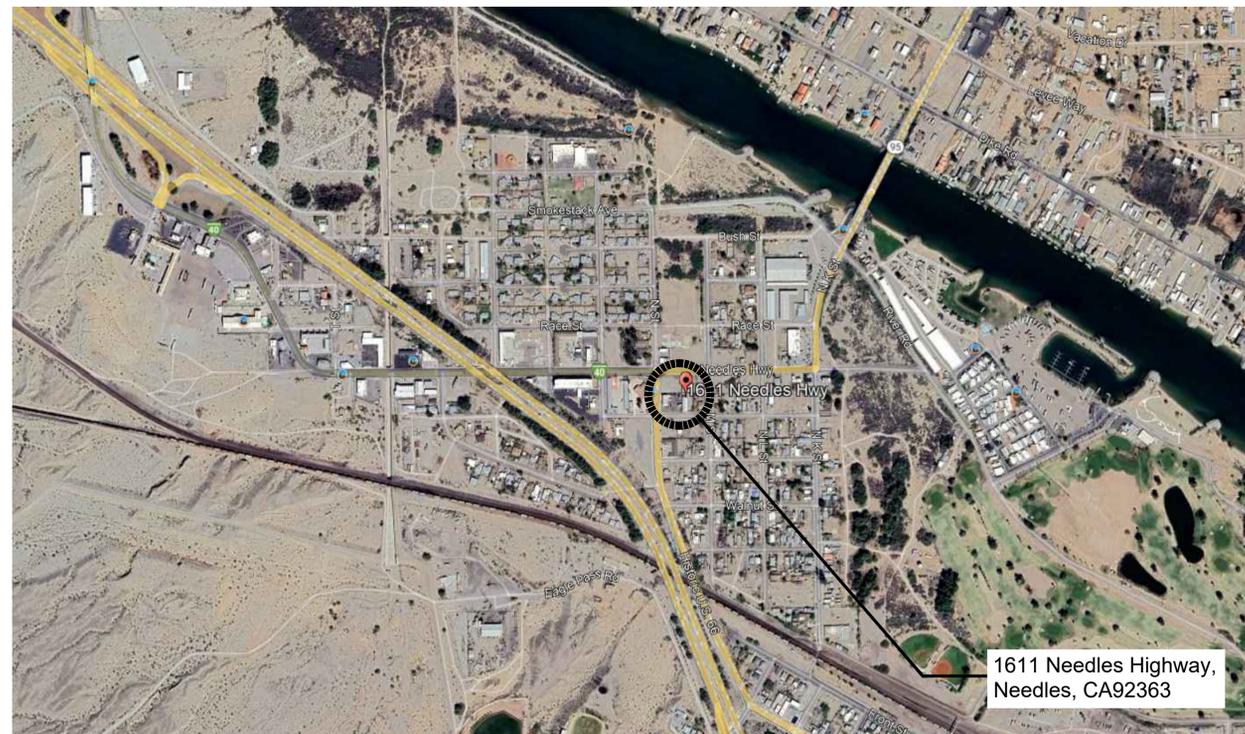
Work is limited to:

- NEW POINTS OF SALE.
- NEW RETAIL COUNTERS AND SHELVES
- NEW WALL

Area of Work:1,647 SF

**NOTE:**  
THERE WILL BE NO HANDLING OF RAW OR "HOT" FOODS WITHIN THE PREMISES.  
THERE WILL BE NO EDIBLES AND/OR BEVERAGES FOR SALE AT THIS LOCATION.  
RETAIL ITEMS ARE DELIVERED PRE-PACKAGED AND READY FOR SALE.

Scope Of Work 5



1611 Needles Highway, Needles, CA92363



Vicinity Map 9



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Long Beach CA, 90807  
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Revisions:

No.	Issue	Date
1	Planning Comments	10 Nov 2025
2	Planning Comments	24 Nov 2025
3	Planning Comment Responses	24 Nov 2025

Project Number:  
31020078

Date:  
24 November 2025

Scale:  
Scale As Noted

Sheet Title:  
**Cover Sheet**

Drawing Number:  
**A0.00**



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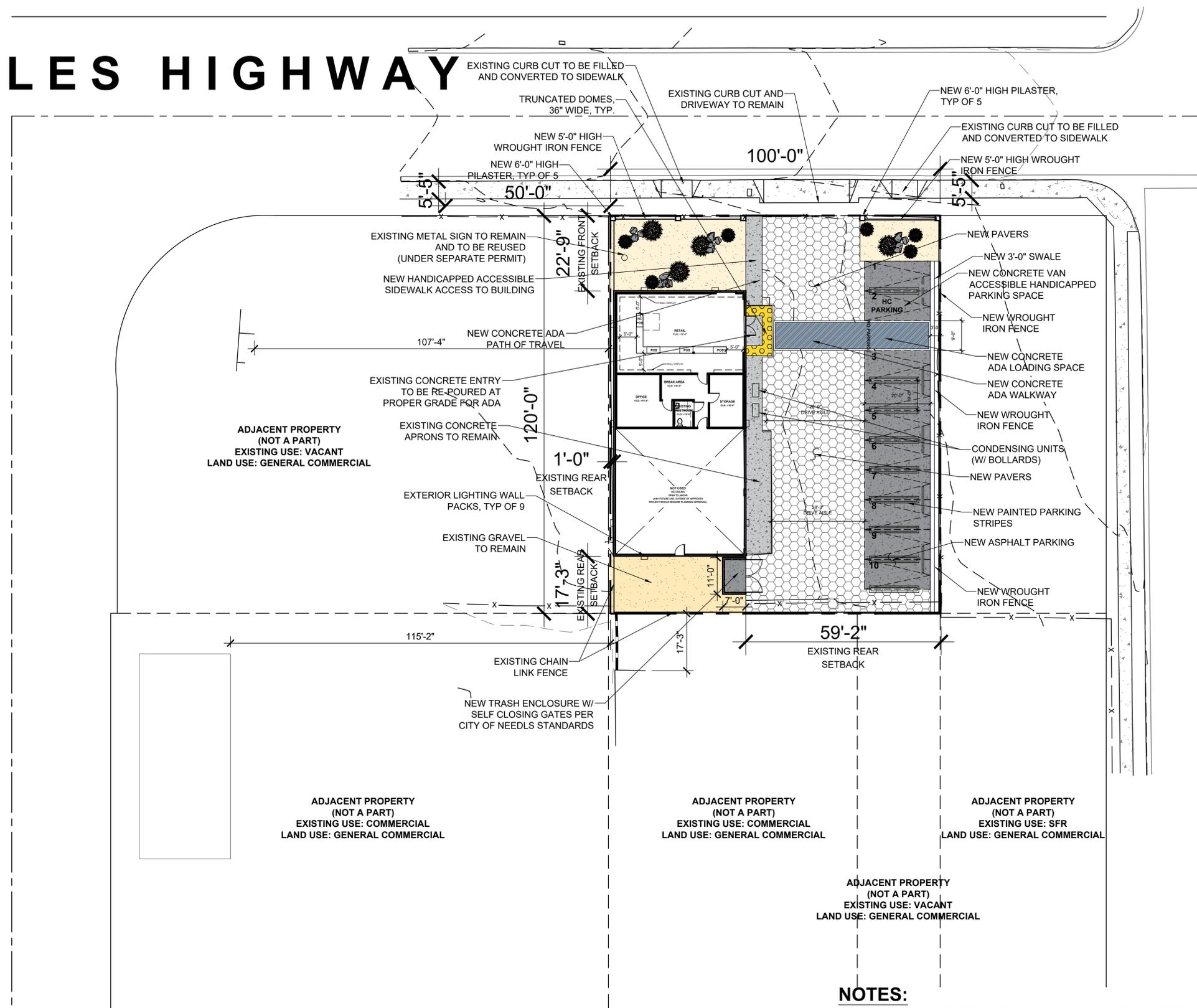
Sheet Title:  
Site Plan

Drawing Number:  
A1.00

# NEEDLES HIGHWAY

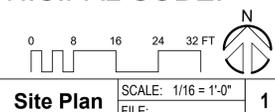
# W BROADWAY STREET

# N M STREET



**NOTES:**

- ALL SITEWORK TO COORDINATE WITH CIVIL SHEET C-1
- PROJECT PLANS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS UNDER SECTION 111.04.18 AND SECTION 111.04.22 OF THE CITY OF NEEDLES MUNICIPAL CODE.



Site Plan



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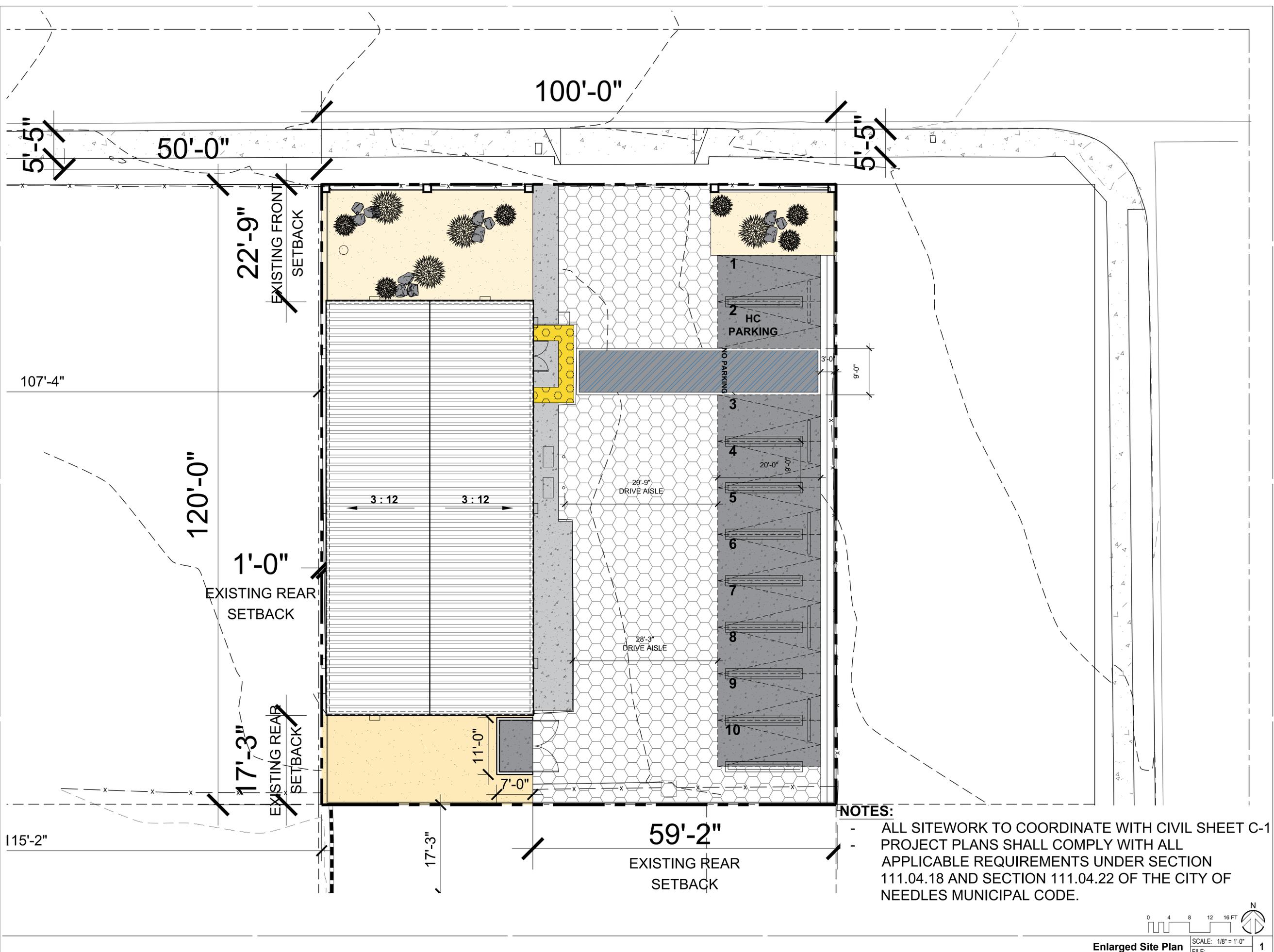
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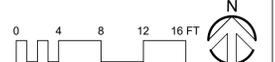
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Sheet Title:  
**Enlarged Site Plan**

Drawing Number:  
**A1.01**



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Enlarged Site Plan  
SCALE: 1/8" = 1'-0"  
FILE: 1



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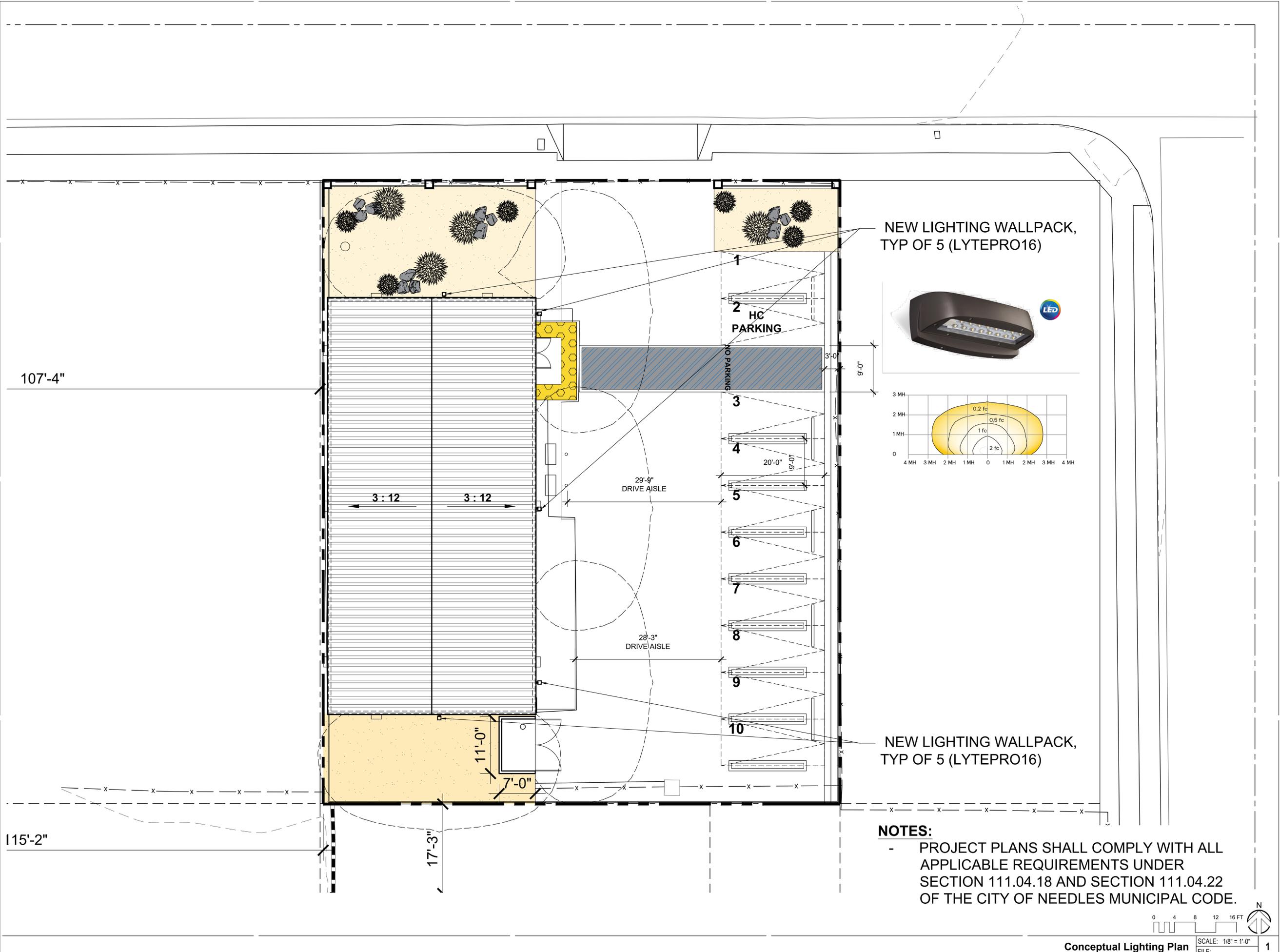
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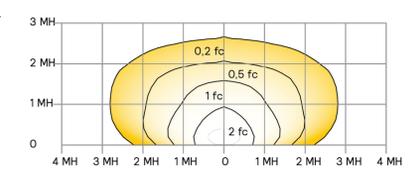
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Sheet Title:  
**Conceptual Lighting Plan**

Drawing Number:  
**A1.02**



NEW LIGHTING WALLPACK,  
TYP OF 5 (LYTEPRO16)



NEW LIGHTING WALLPACK,  
TYP OF 5 (LYTEPRO16)

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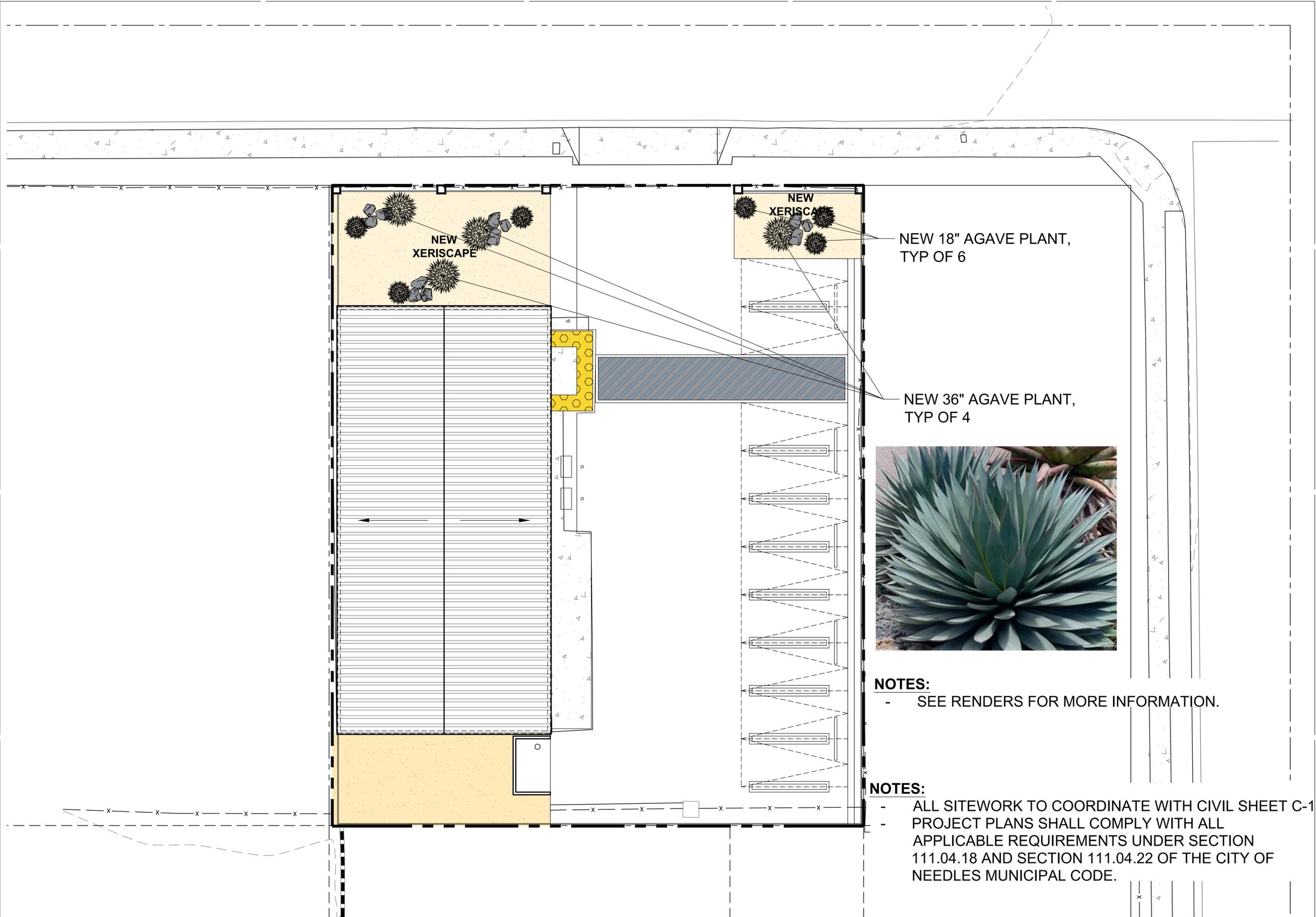
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File: 24 November 2025

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Sheet Title:  
**Conceptual Landscape Plan**

Drawing Number:  
**A1.03**



NEW 18" AGAVE PLANT,  
TYP OF 6

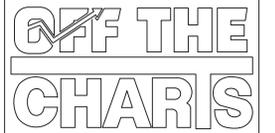
NEW 36" AGAVE PLANT,  
TYP OF 4



**NOTES:**  
- SEE RENDERS FOR MORE INFORMATION.

**NOTES:**  
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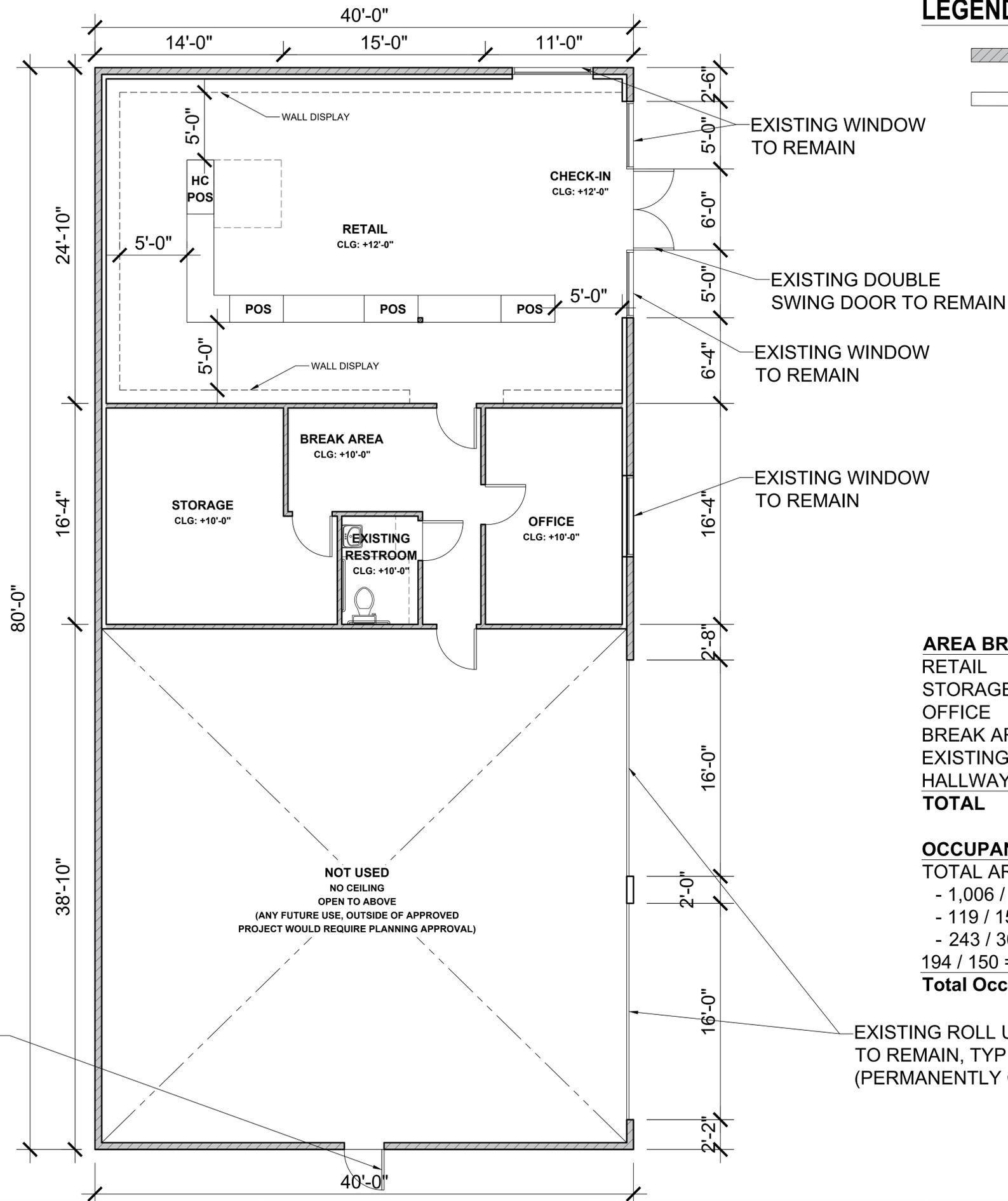
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Sheet Title:  
**Floor Plan**

Drawing Number:  
**A2.01**

**LEGEND:**

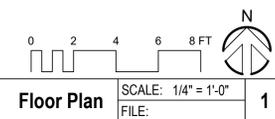
- EXISTING WALLS
- NEW WALLS

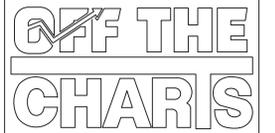


**AREA BREAKDOWN:**

RETAIL	1,006 SF
STORAGE	243 SF
OFFICE	194 SF
BREAK AREA	119 SF
EXISTING RESTROOM	50 SF
HALLWAY	35 SF
<b>TOTAL</b>	<b>1,647 SF</b>

**OCCUPANT LOAD CALCULATIONS:**  
 TOTAL AREA -1,647 SF  
 - 1,006 / 60 = 16.7 ~ 17  
 - 119 / 15 = 7.9 ~ 8  
 - 243 / 300 = 0.81 ~ 1  
 194 / 150 = 1.28 ~ 2  
**Total Occupant Load = 28**





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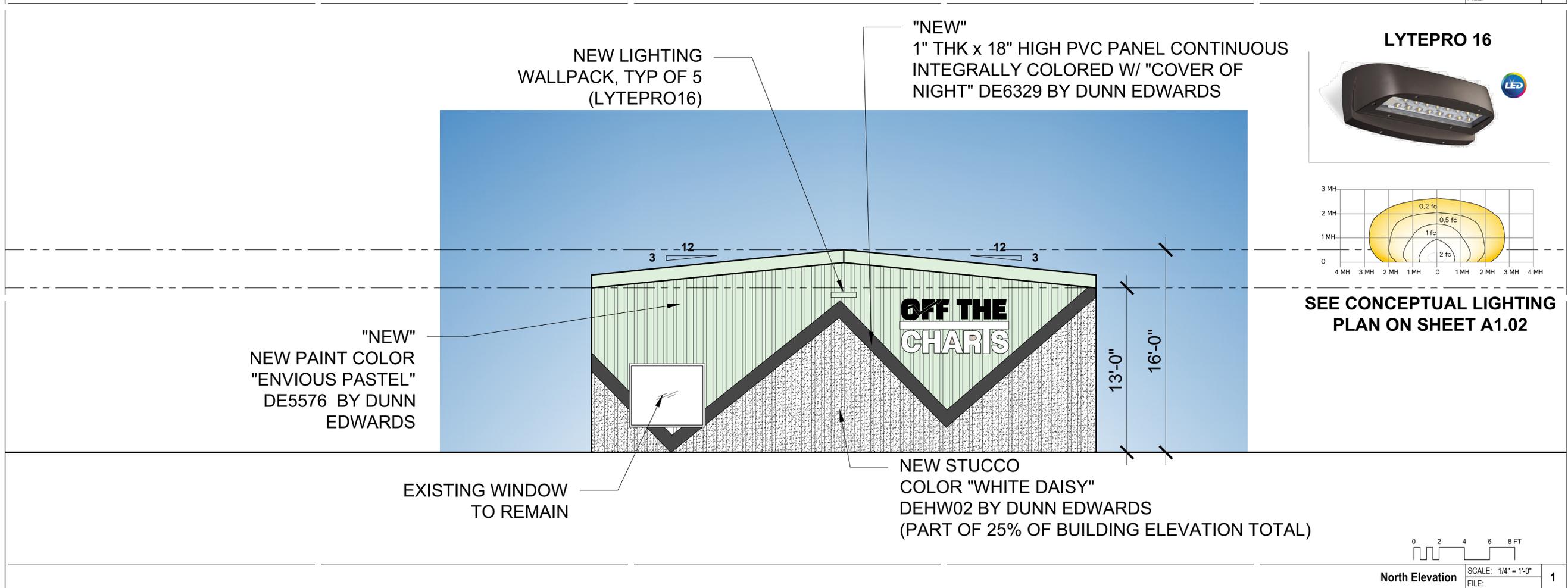
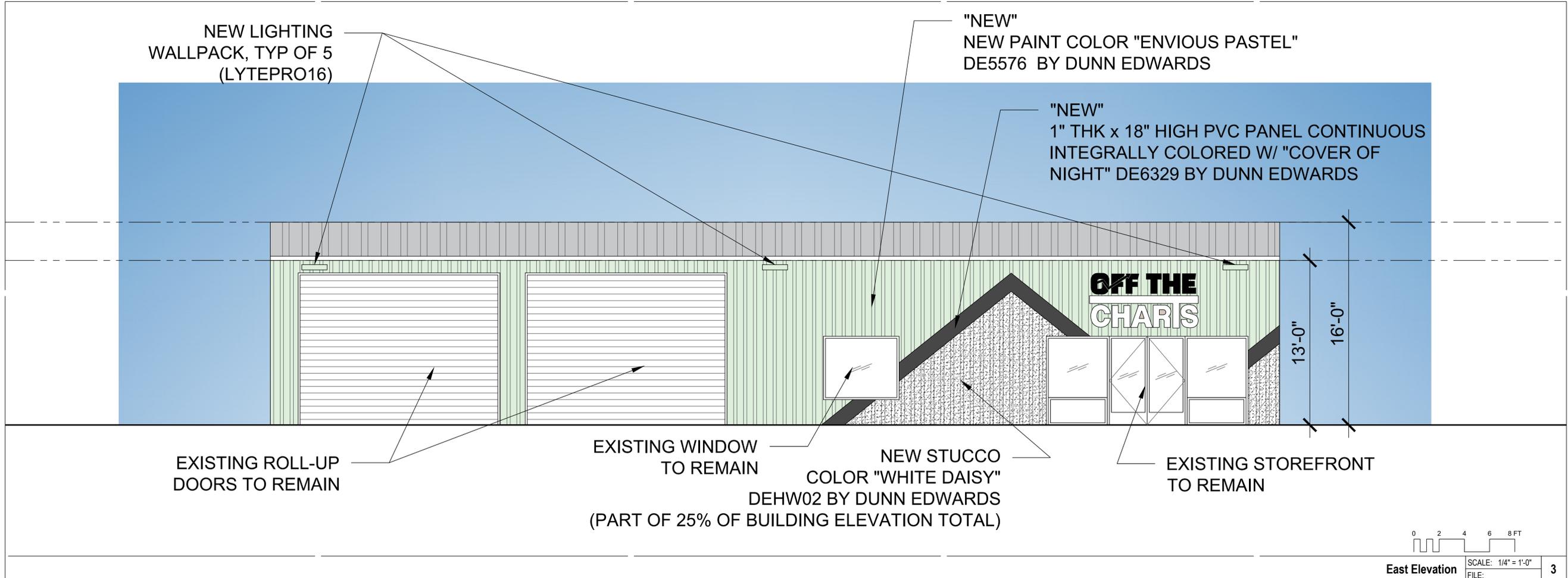
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24 November 2025

Scale:  
Scale As Noted

Sheet Title:  
**Elevation  
N-E**

Drawing Number:  
**A3.01**





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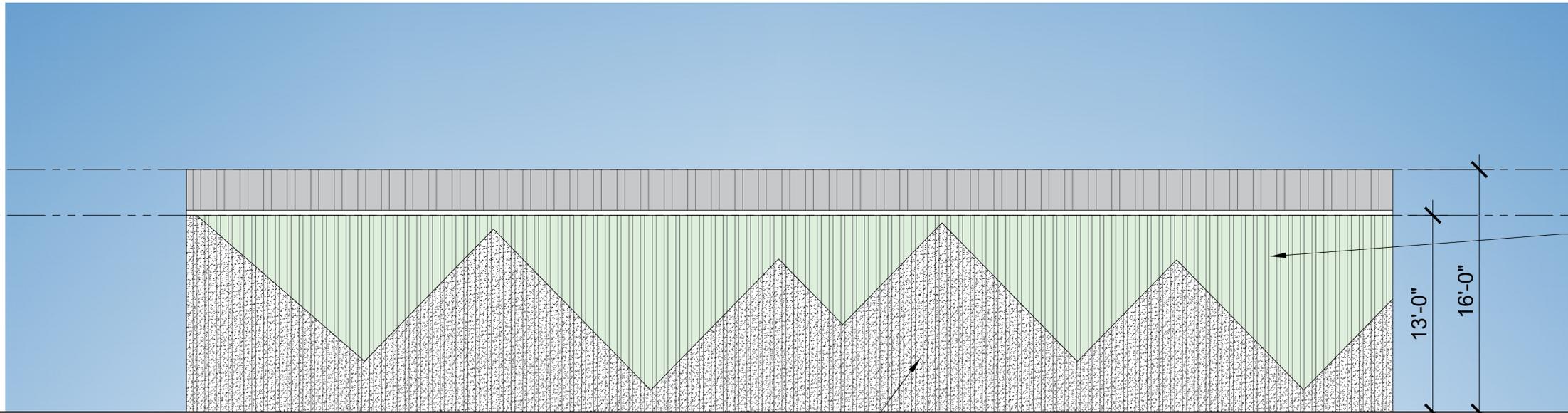
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Scale: Scale As Noted

Sheet Title: **Elevation S-W**

Drawing Number: **A3.02**

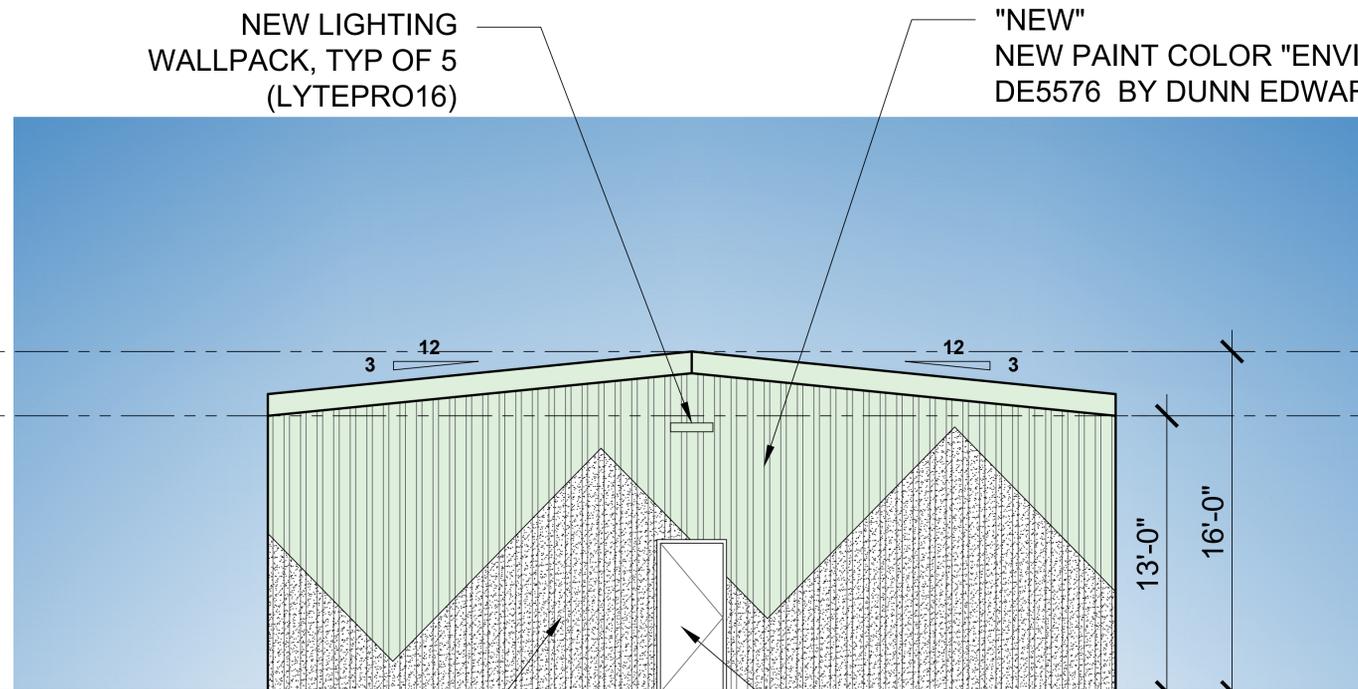


NEW STUCCO  
COLOR "WHITE DAISY"  
DEHW02 BY DUNN EDWARDS  
(PART OF 25% OF BUILDING ELEVATION TOTAL)

"NEW"  
NEW PAINT COLOR  
"ENVIIOUS PASTEL"  
DE5576 BY DUNN  
EDWARDS



West Elevation SCALE: 1/4" = 1'-0" FILE: 3

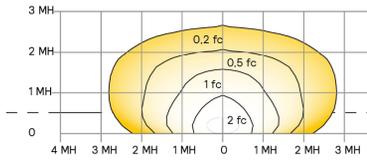


NEW STUCCO  
COLOR "WHITE DAISY"  
DEHW02 BY DUNN EDWARDS  
(PART OF 25% OF BUILDING ELEVATION TOTAL)

EXISTING DOOR  
TO REMAIN

NEW LIGHTING  
WALLPACK, TYP OF 5  
(LYTEPRO16)

"NEW"  
NEW PAINT COLOR "ENVIIOUS PASTEL"  
DE5576 BY DUNN EDWARDS



SEE CONCEPTUAL LIGHTING  
PLAN ON SHEET A1.02



South Elevation SCALE: 1/4" = 1'-0" FILE: 1