



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 0185-062-26

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		
TOTAL	1,647 SF	Total Occupant Load =	28

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

OFF THE CHARIS

GIBBS ARCHITECTS LLP

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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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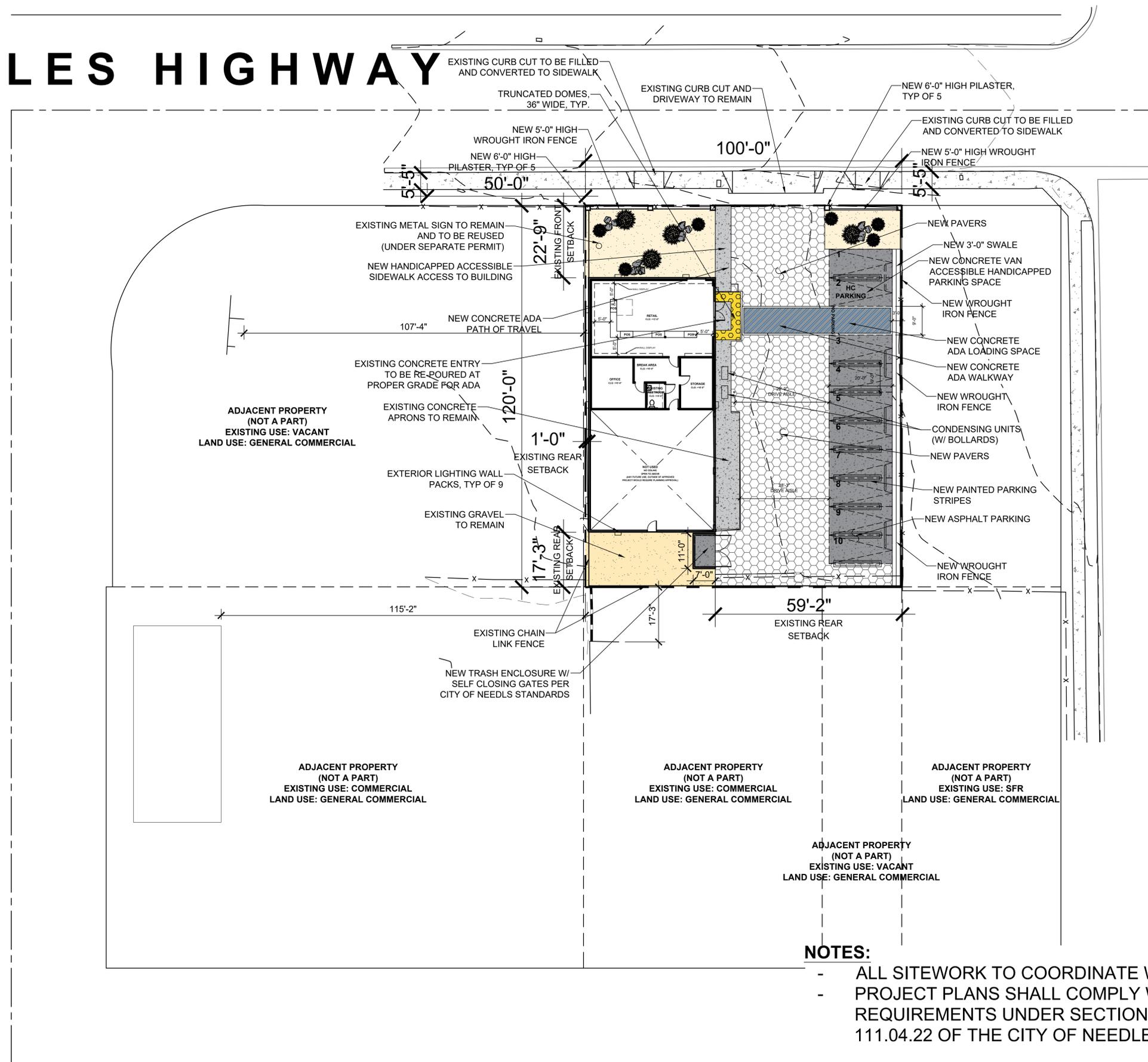
Sheet Title:
Site Plan

Drawing Number:
A1.00

NEEDLES HIGHWAY

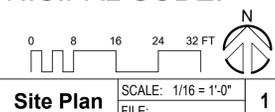
W BROADWAY STREET

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.





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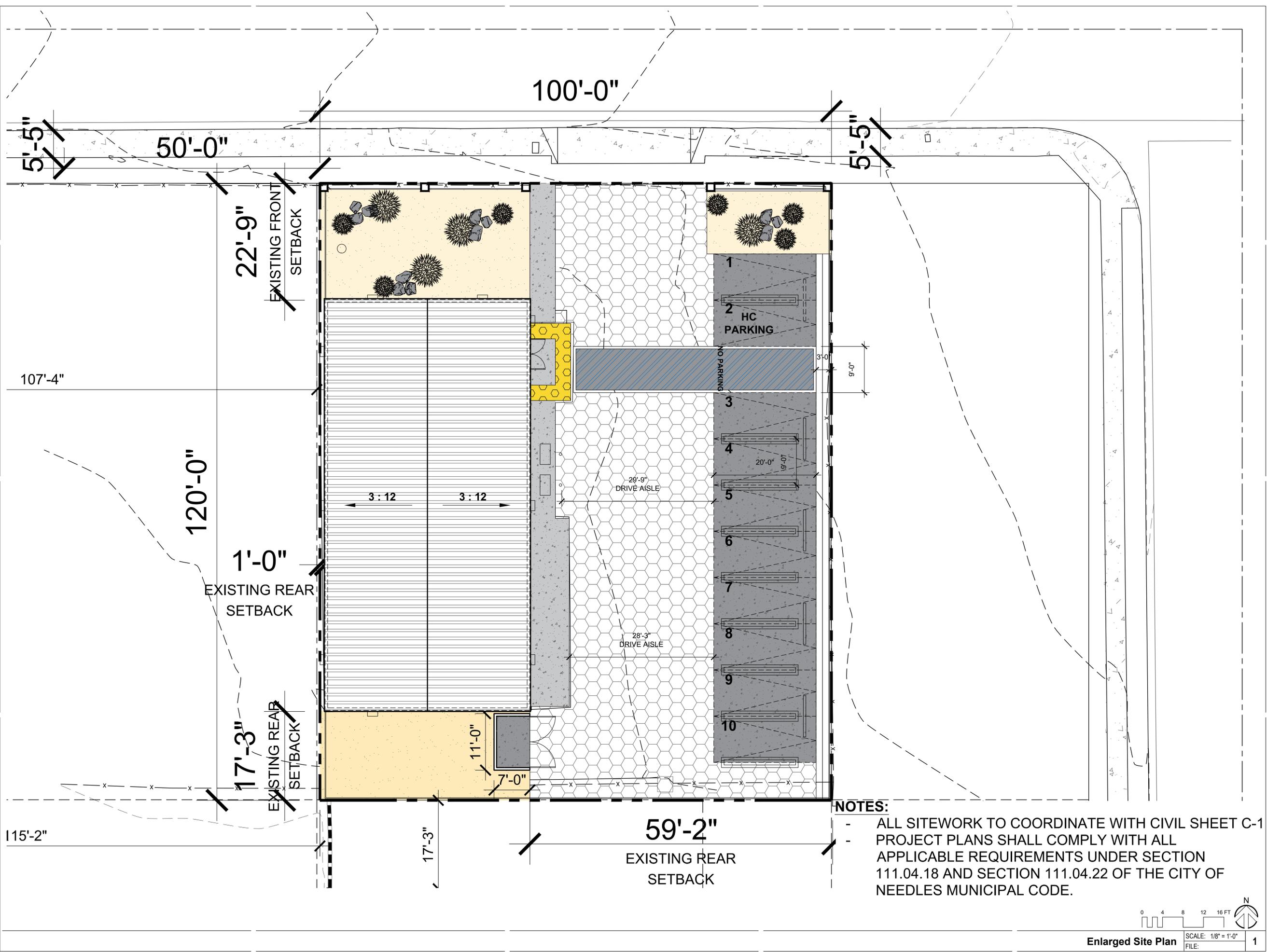
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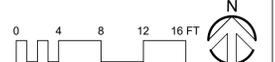
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Sheet Title:
Enlarged Site Plan

Drawing Number:
A1.01



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



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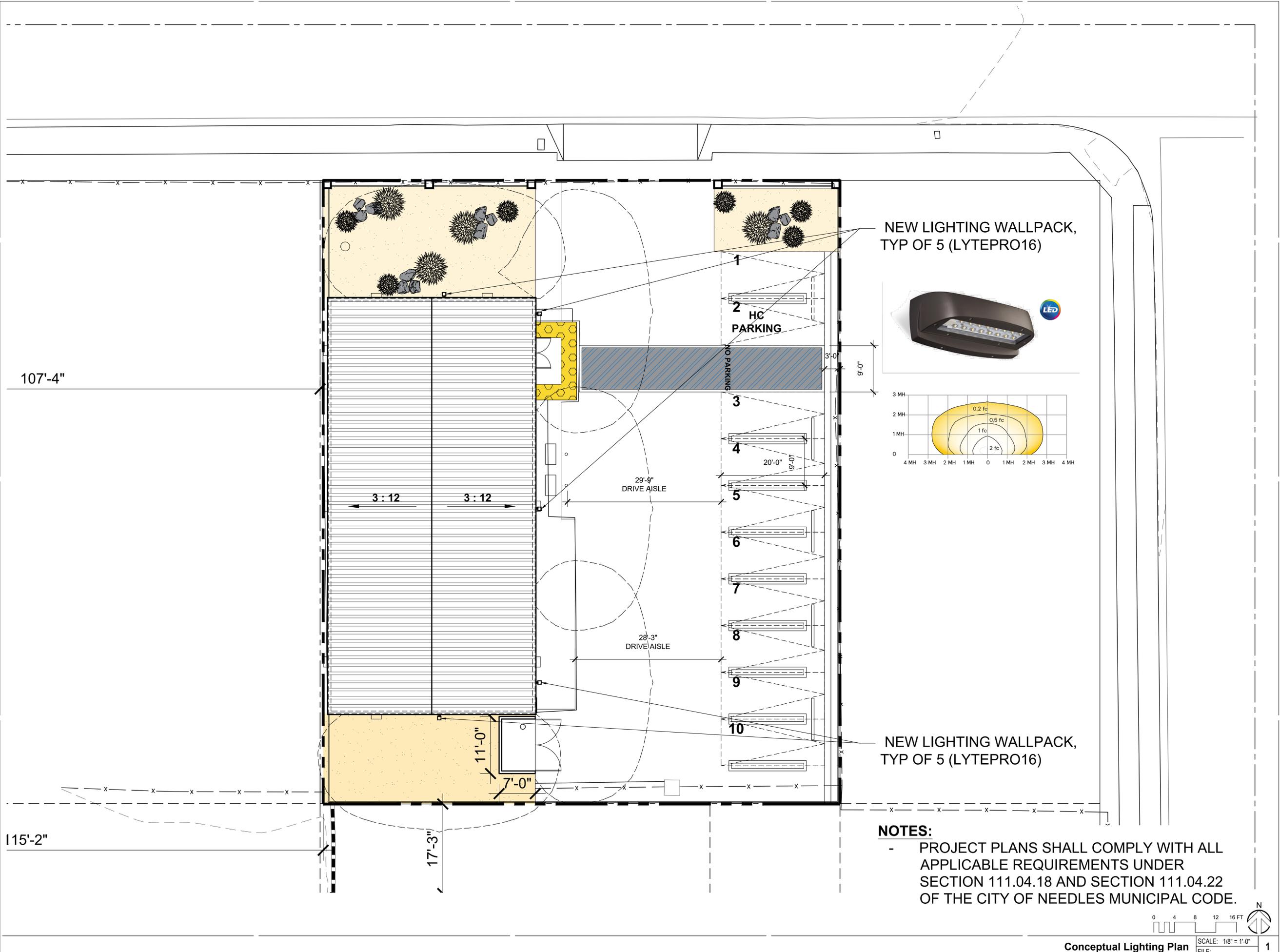
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File:
24 November 2025

Scale:
Scale As Noted

Sheet Title:
Conceptual Lighting Plan

Drawing Number:
A1.02



107'-4"

115'-2"

3 : 12

3 : 12

29'-9"
DRIVE AISLE

28'-3"
DRIVE AISLE

11'-0"

7'-0"

17'-3"

HC
PARKING

NO PARKING

1

2

3

4

5

6

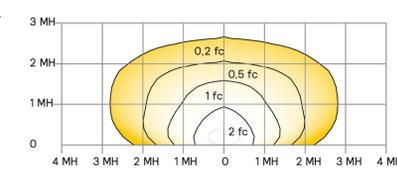
7

8

9

10

NEW LIGHTING WALLPACK,
TYP OF 5 (LYTEPRO16)





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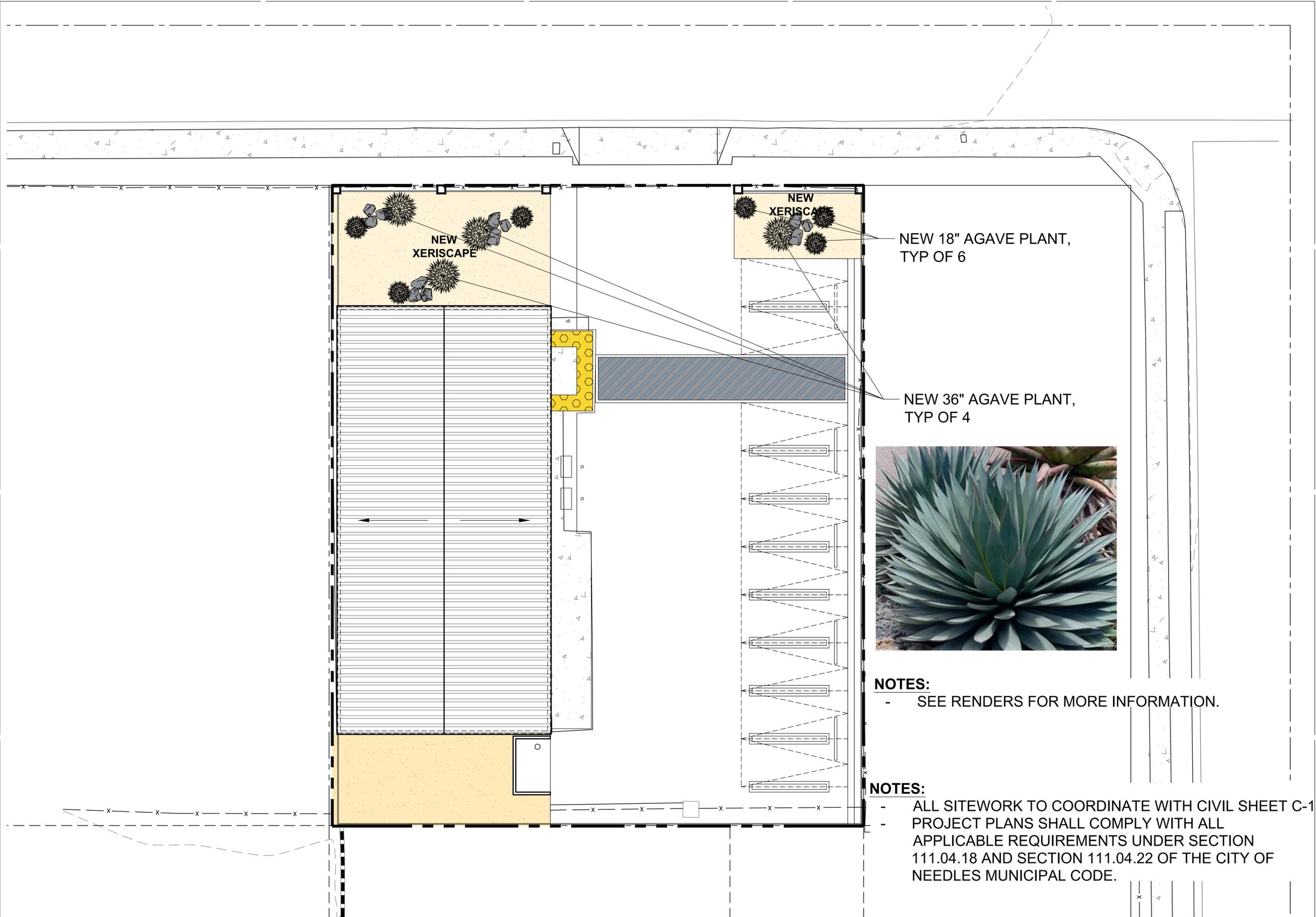
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Sheet Title:
Conceptual Landscape Plan

Drawing Number:
A1.03



NEW 18" AGAVE PLANT,
TYP OF 6

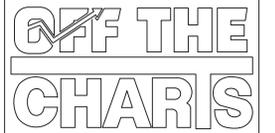
NEW 36" AGAVE PLANT,
TYP OF 4



NOTES:
- SEE RENDERS FOR MORE INFORMATION.

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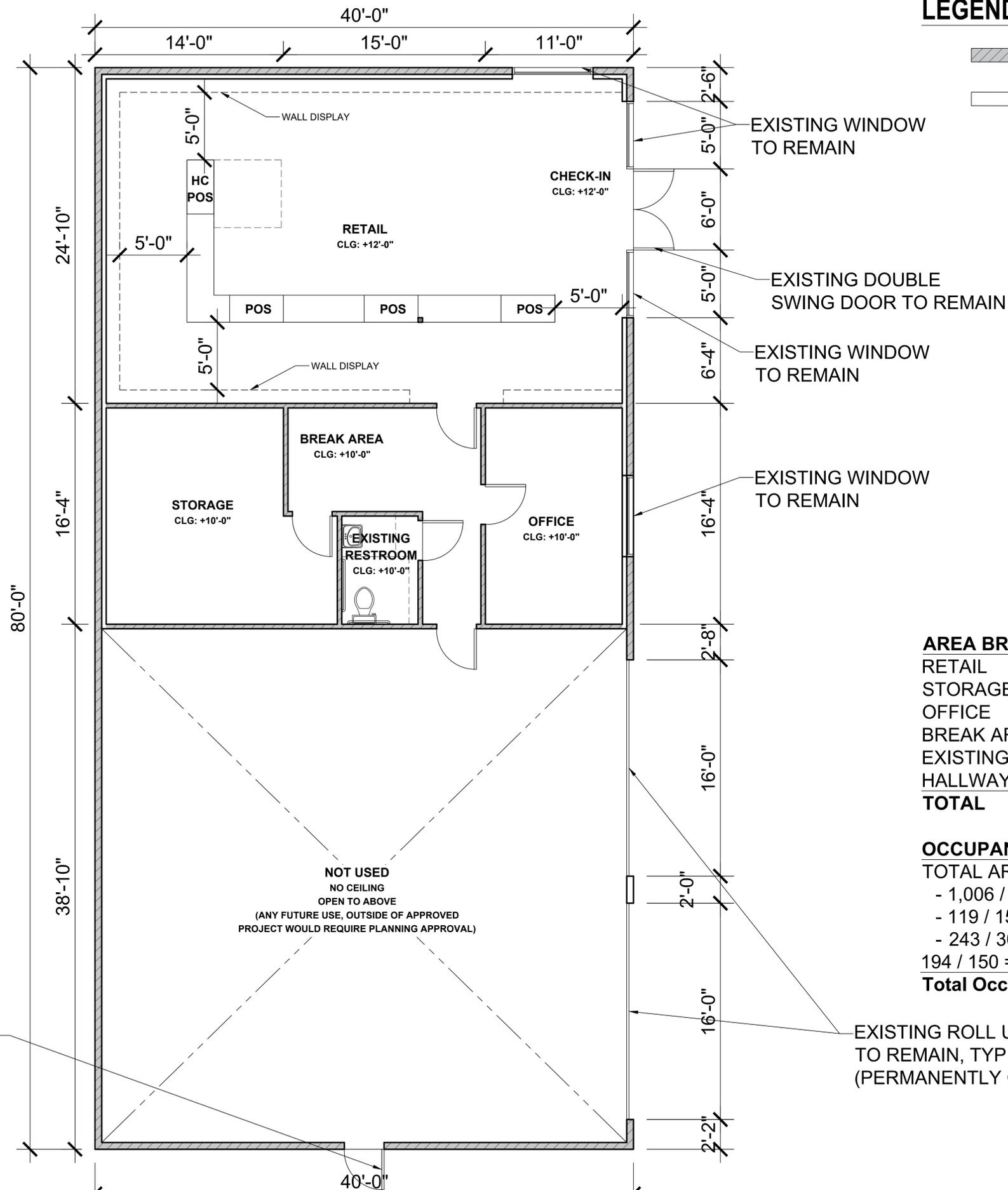
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Sheet Title:
Floor Plan

Drawing Number:
A2.01

LEGEND:

- EXISTING WALLS
- NEW WALLS



AREA BREAKDOWN:

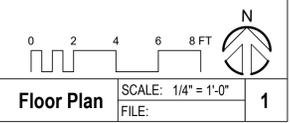
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OFFICE	194 SF
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EXISTING RESTROOM	50 SF
HALLWAY	35 SF
TOTAL	1,647 SF

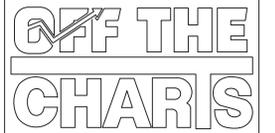
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TOTAL AREA - 1,647 SF

- 1,006 / 60 = 16.7 ~ 17
- 119 / 15 = 7.9 ~ 8
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- 194 / 150 = 1.28 ~ 2

Total Occupant Load = 28





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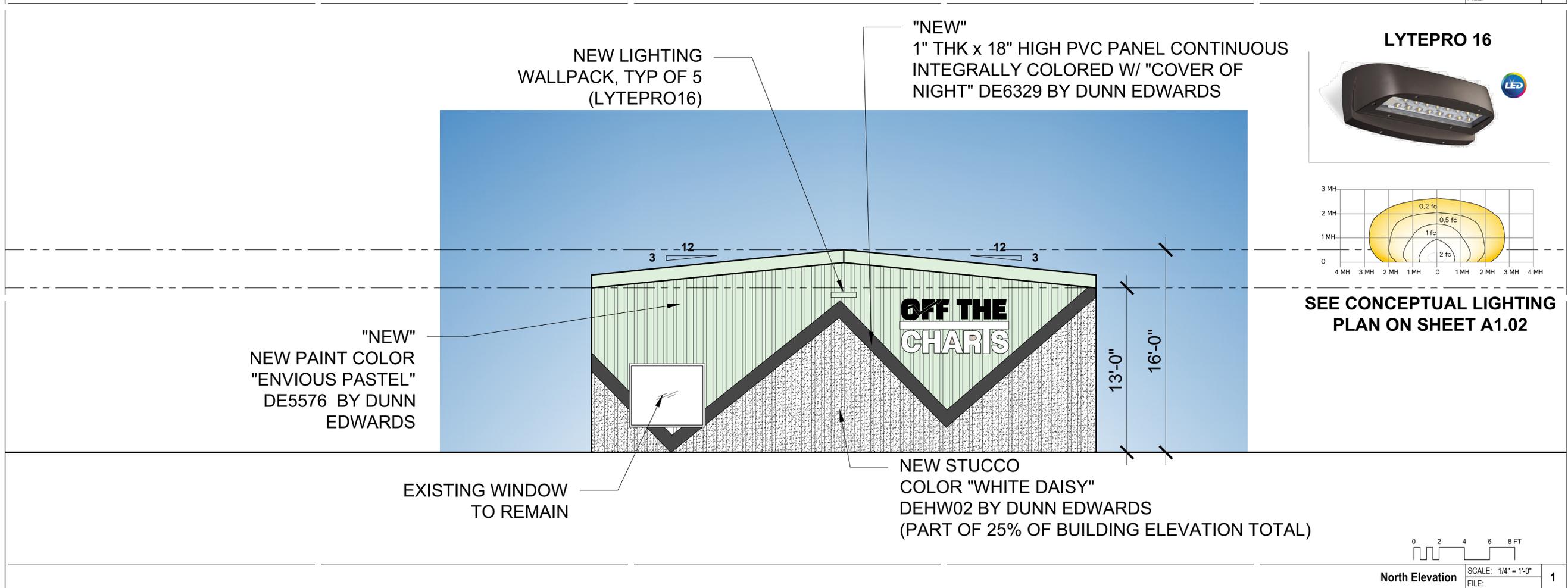
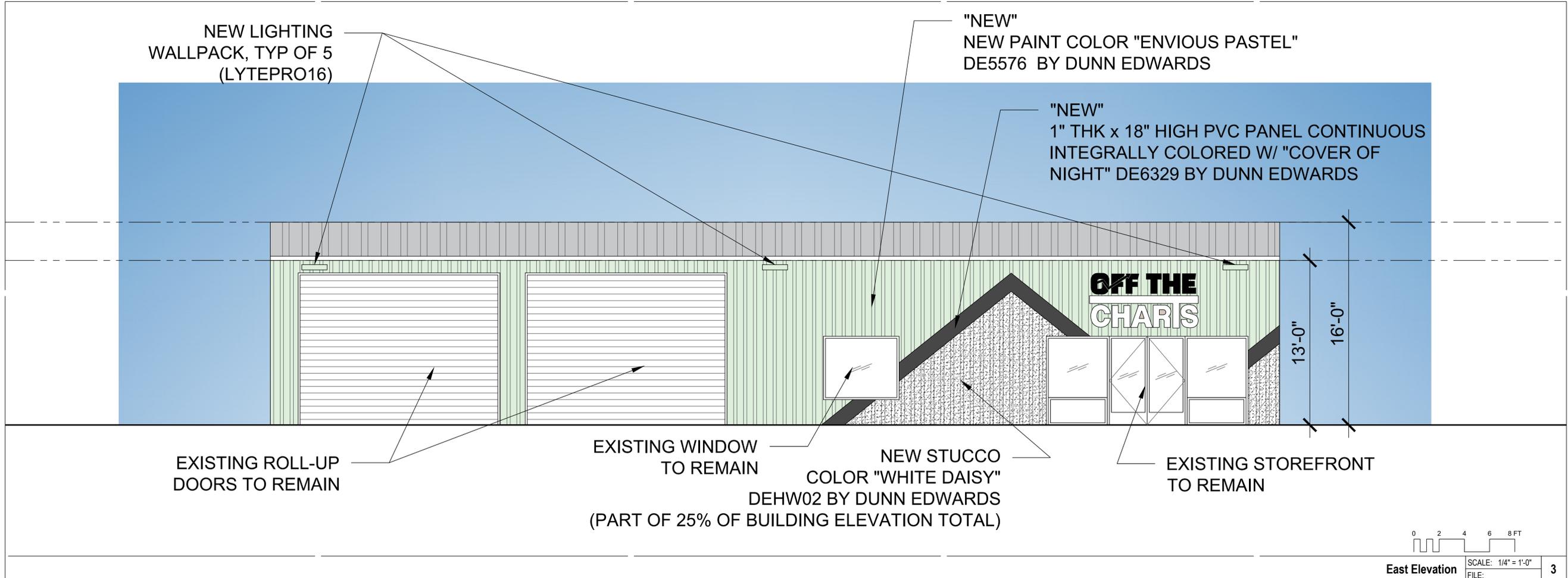
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File:
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Scale:
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Sheet Title:
**Elevation
N-E**

Drawing Number:
A3.01





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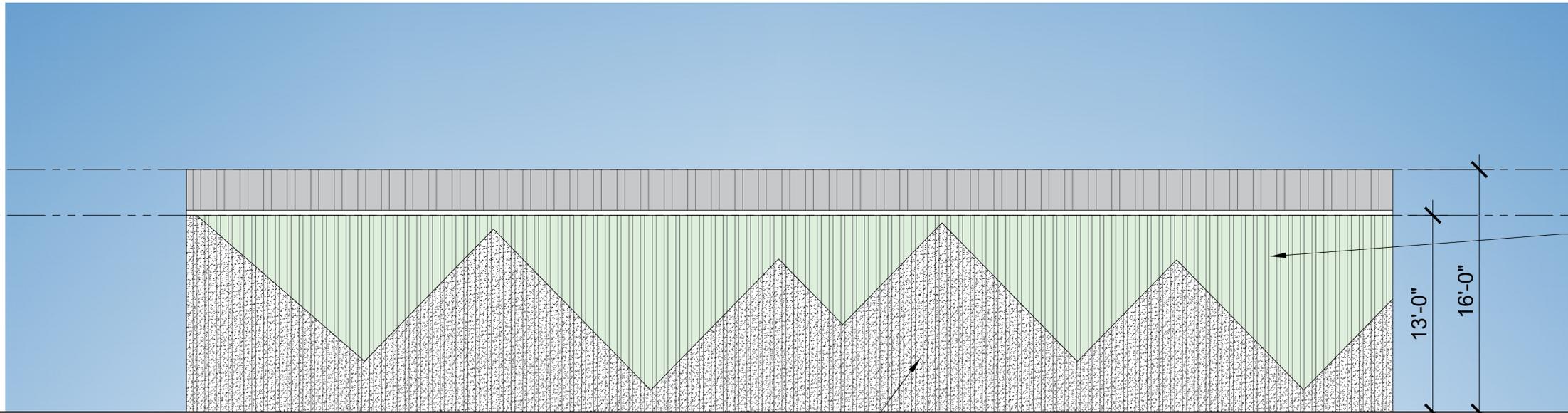
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Sheet Title: **Elevation S-W**

Drawing Number: **A3.02**

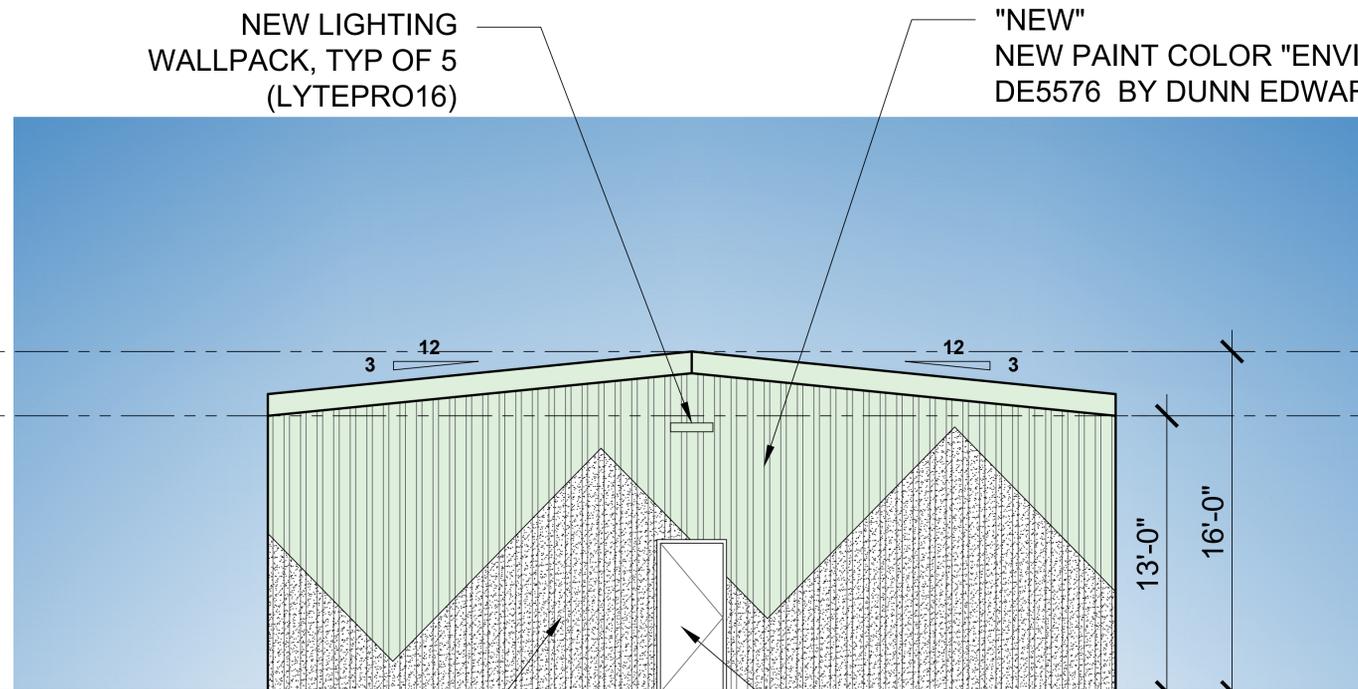


NEW STUCCO
COLOR "WHITE DAISY"
DEHW02 BY DUNN EDWARDS
(PART OF 25% OF BUILDING ELEVATION TOTAL)

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



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

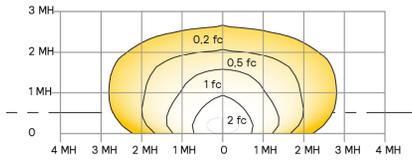


NEW STUCCO
COLOR "WHITE DAISY"
DEHW02 BY DUNN EDWARDS
(PART OF 25% OF BUILDING ELEVATION TOTAL)

EXISTING DOOR
TO REMAIN

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

NEW LIGHTING
WALLPACK, TYP OF 5
(LYTEPRO16)



SEE CONCEPTUAL LIGHTING
PLAN ON SHEET A1.02



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