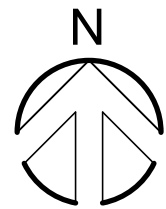




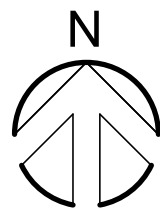
1611 Needles Highway,
Needles, CA92363



Site Map 11



1611 Needles Highway,
Needles, CA92363



Vicinity Map 9

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

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

ARCHITECTURAL	
A0.00	Cover Sheet
A1.00	Site Plan
A1.01	Enlarged Site Plan
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

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

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

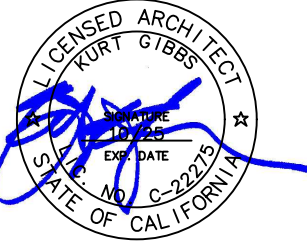
Applicable Building Code / Utility Information 1

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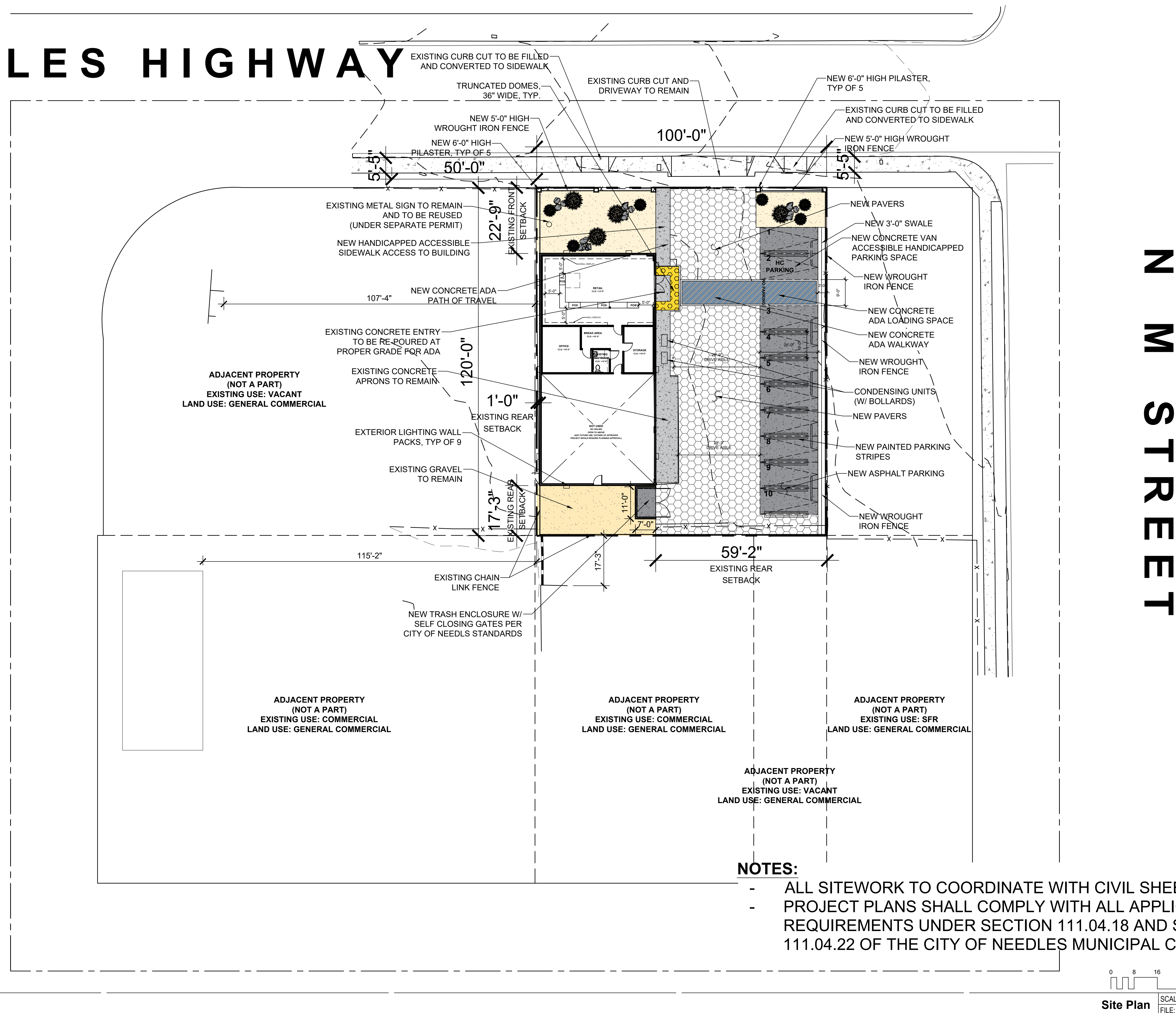
Kurt Gibbs AIA
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Revisions:		
No.	Issue	Date
1	Planning Comments	10 Nov 2025
2	Planning Comments	24 Nov 2025
3	Planning Comment Responses	24 Nov 2025

Project Number:	31020078
Date:	
File:	24 November 2025
Scale:	Scale As Noted
Sheet Title:	Cover Sheet
Drawing Number:	A0.00

W BROADWAY STREET

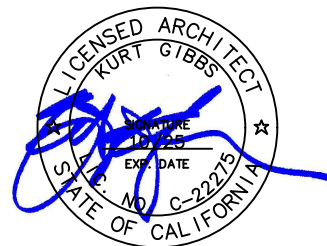


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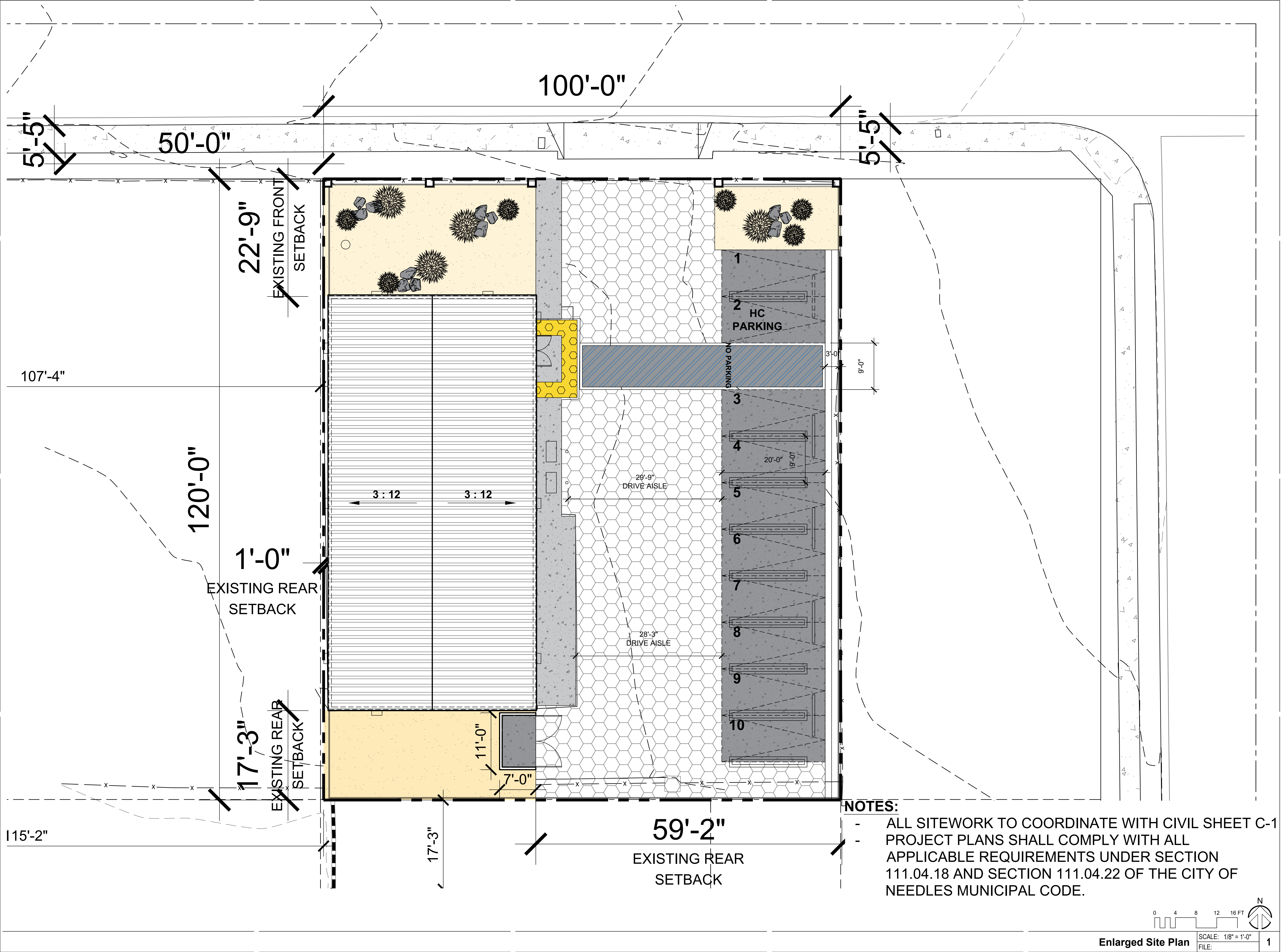
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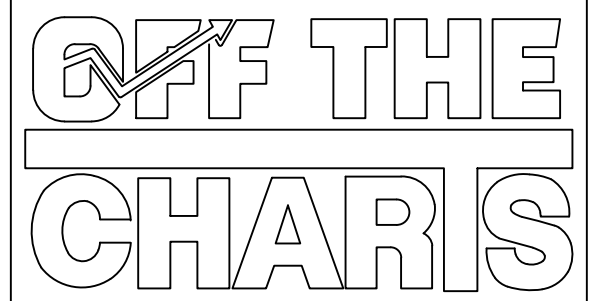
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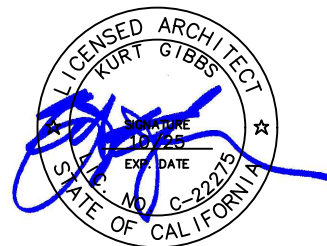


NOTES:

- 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.

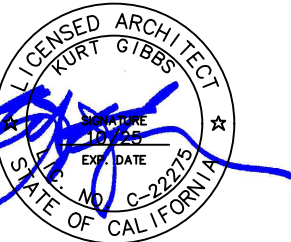


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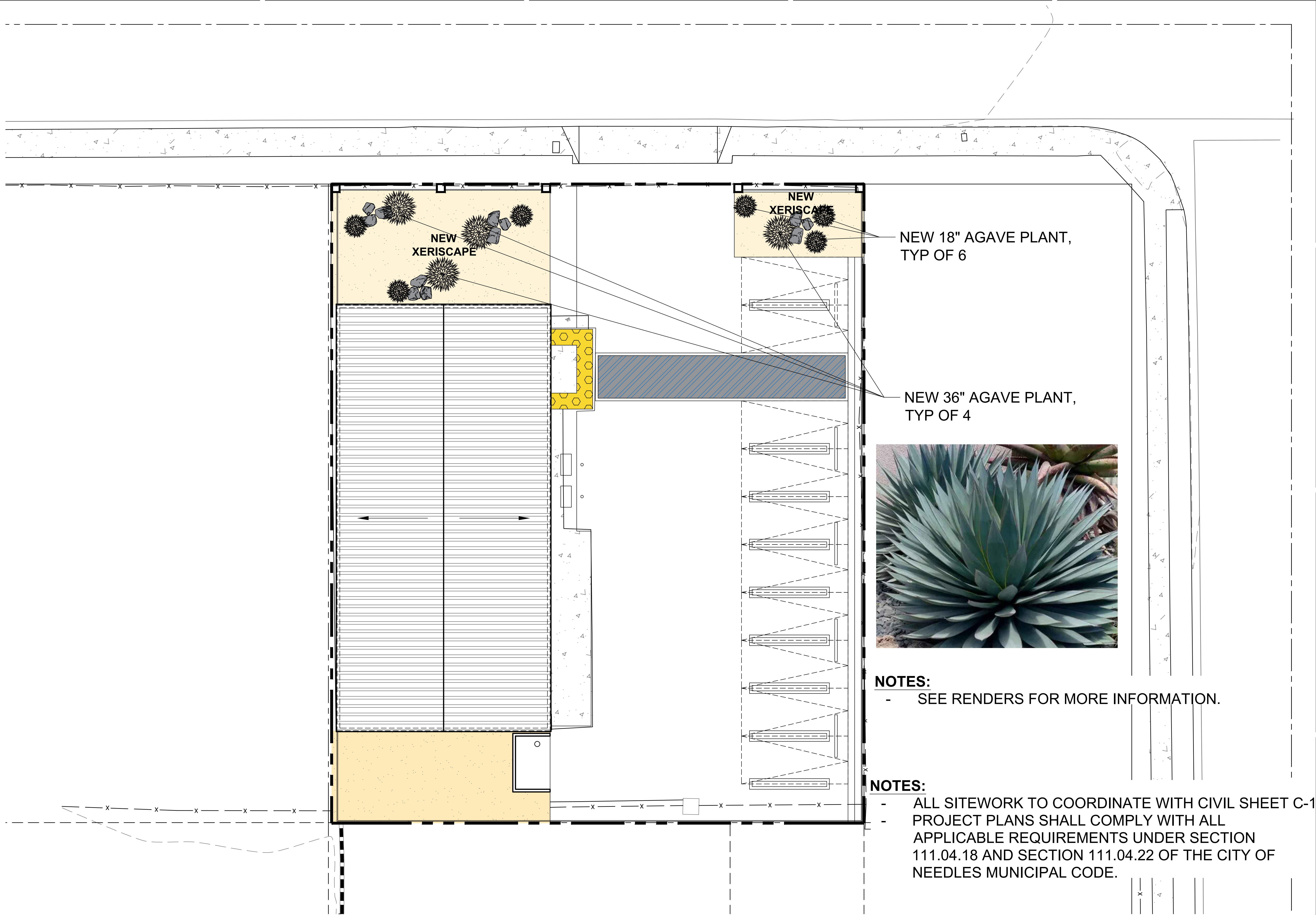
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3	Planning Comment Responses	24 Nov 2025

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Date:	
File:	24 November 2025
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A1.02



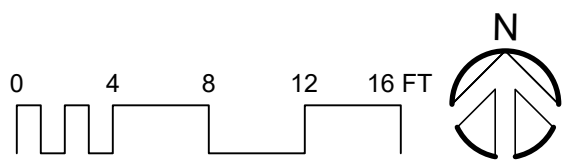


NOTES:

- SEE RENDERS FOR MORE INFORMATION.

NOTES:

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- 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.



Conceptual Landscape Plan

SCALE: 1/8" = 1'-0"
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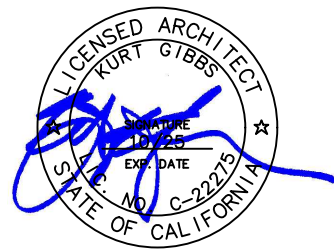
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Project Number:
31020078

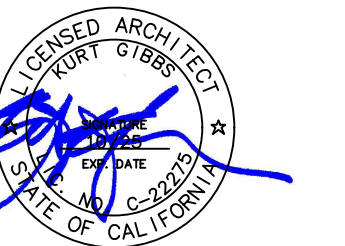
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24 November 2025

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Scale As Noted

Sheet Title:
Conceptual Landscape Plan

Drawing Number:
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2	Planning Comments	24 Nov 2025
3	Planning Comment Responses	24 Nov 2025

31020078

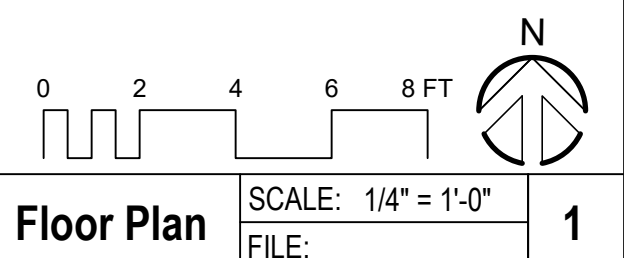
November 2025

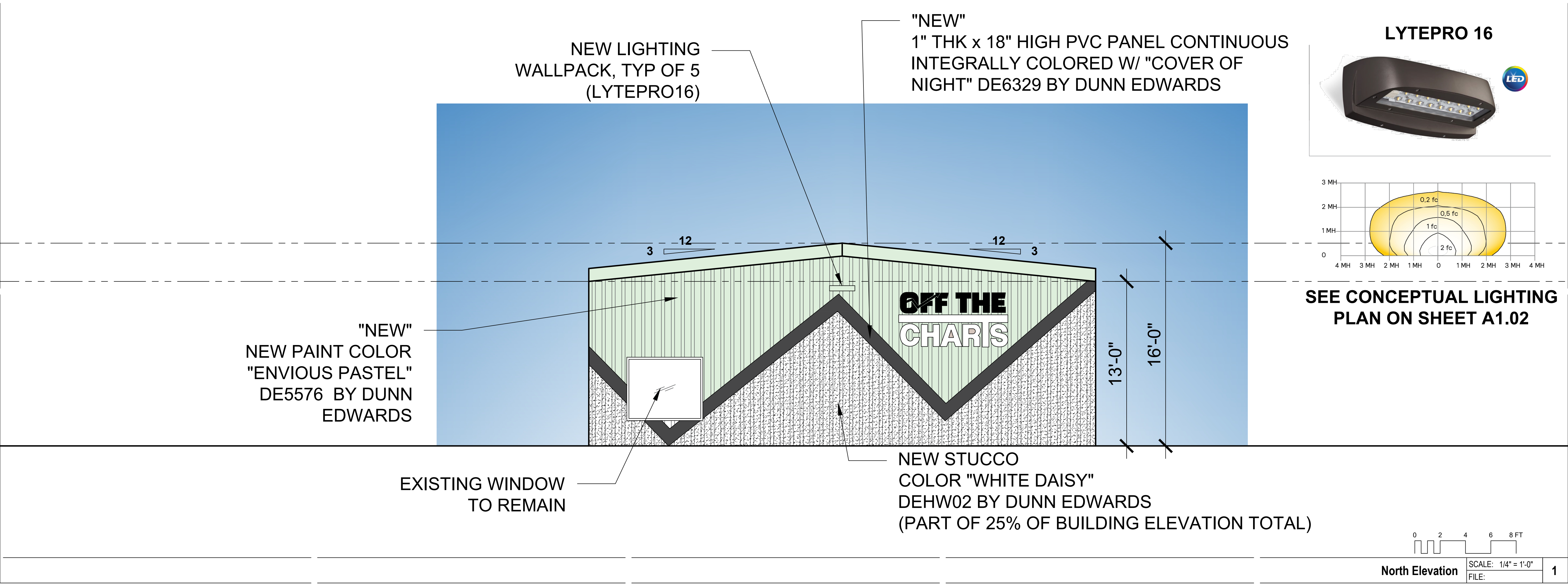
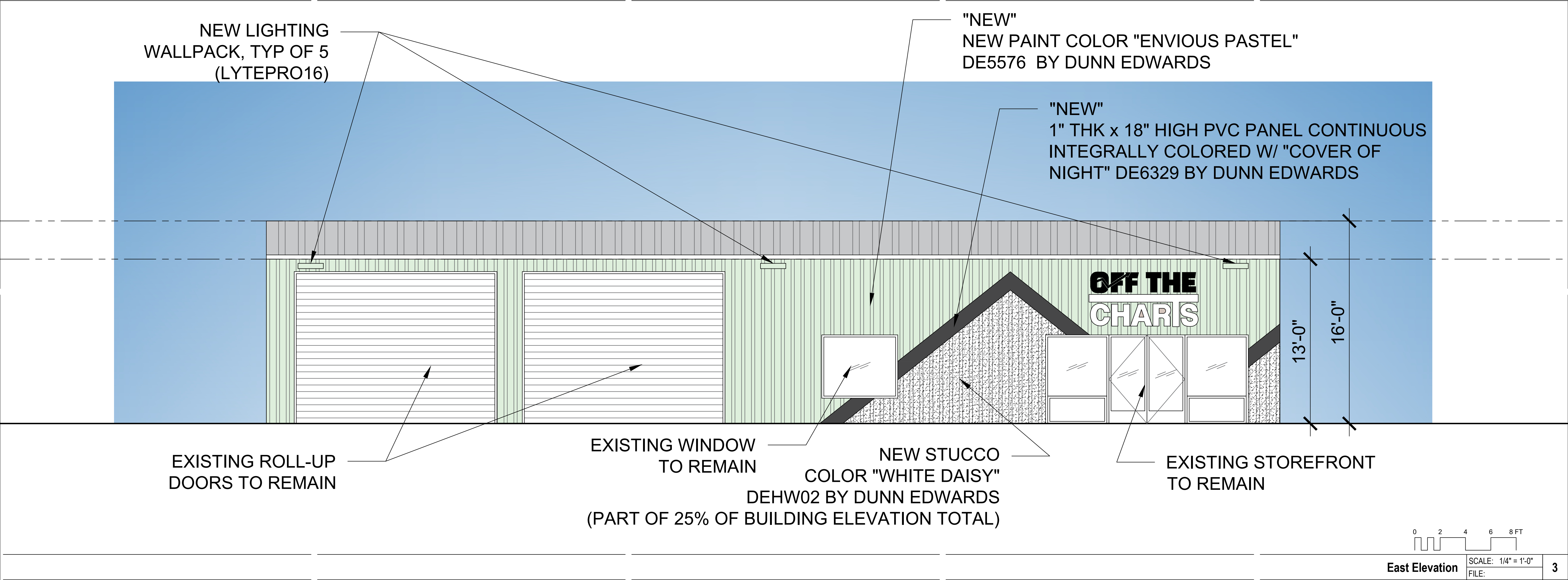
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Floor Plan

A2.01



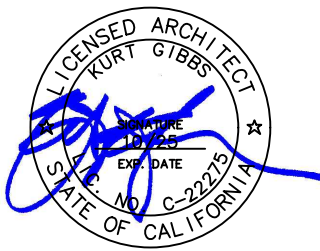


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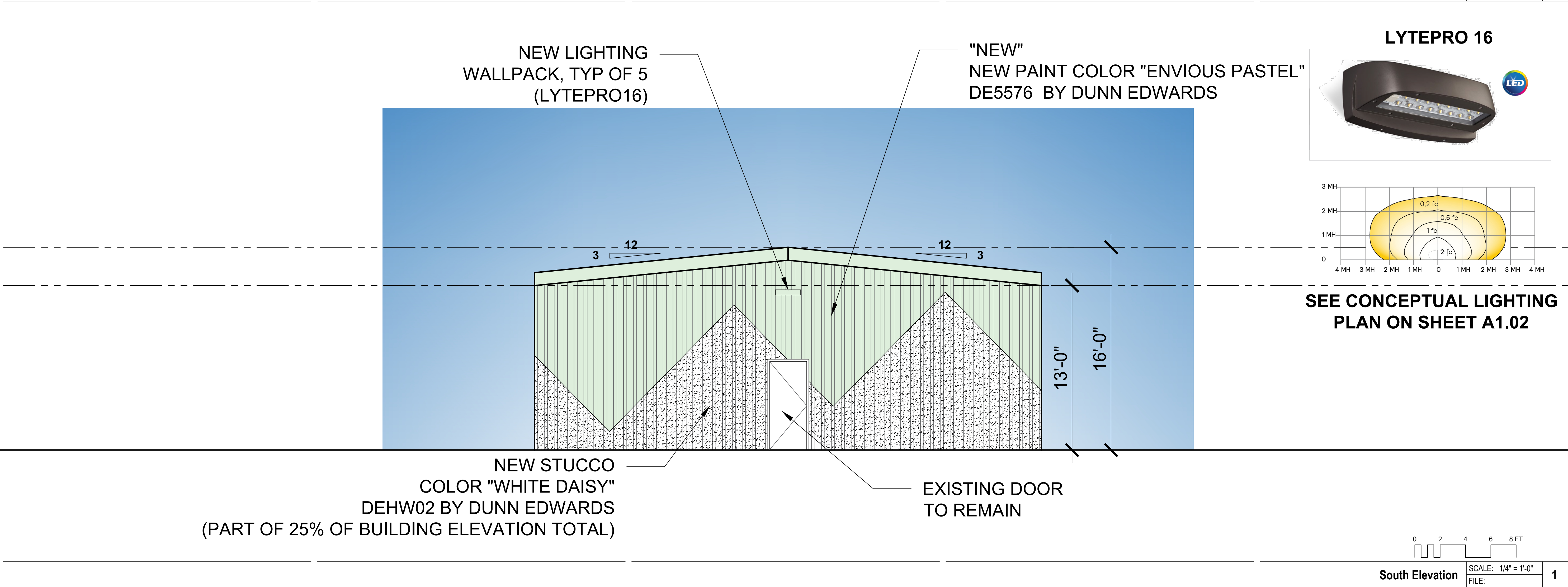
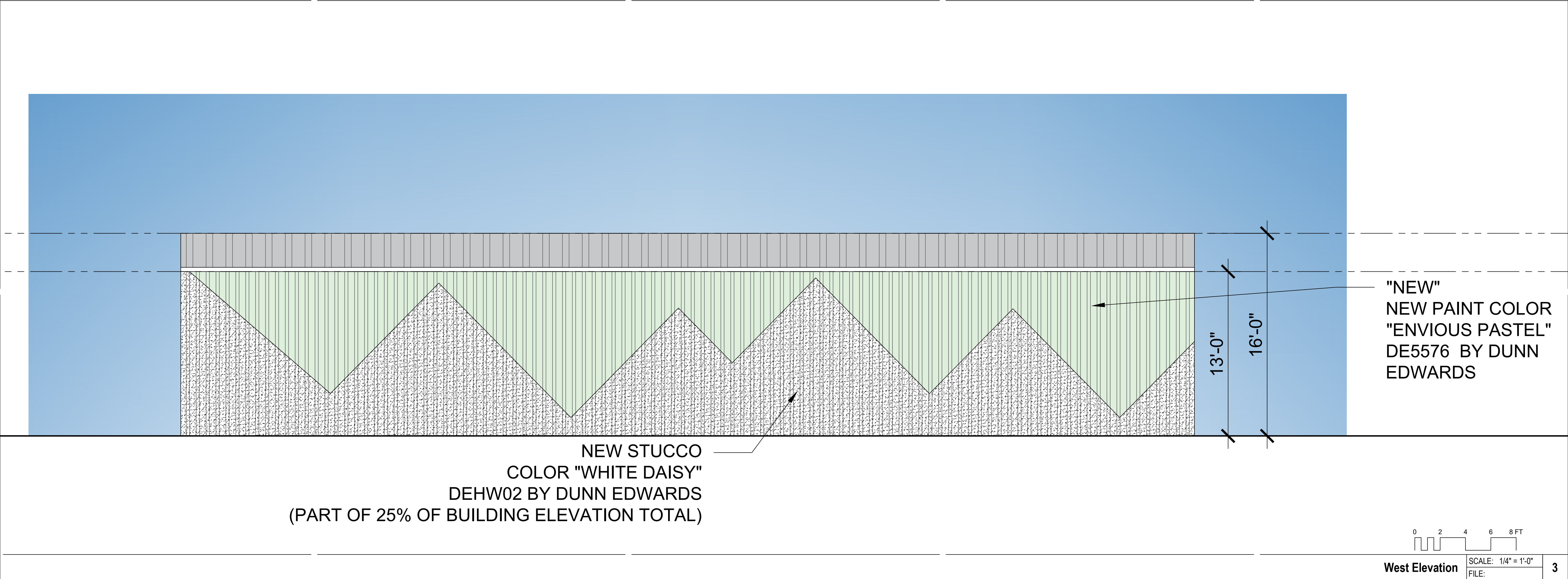
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Project Number:	31020078
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File:	24 November 2025
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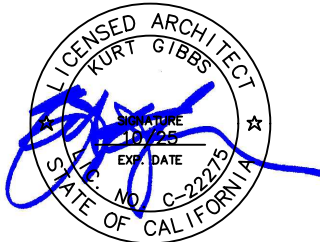


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File:	24 November 2025
Scale:	Scale As Noted
Sheet Title:	Elevation S-W
Drawing Number:	A3.02